

PROPERTY MAINTENANCE CODE  
CITY OF MACOMB, ILLINOIS  
(BASED ON 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE)

Section 302.1, Exterior Sanitation: 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. (7 days)

Section 302.2, Grading and Drainage: All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. (15 days)

Section 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. (30 days)

Section 302.4, Weeds: All premises and exterior property shall be maintained free from weeds or other plant growth in excess of six (6) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than tree or shrubs provided: however, this term shall not include cultivated flowers or gardens. (5 days)

Section 302.5, 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 prevent reinfestation. (10 days)

Section 302.6, 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. (10 days)

Section 302.7, Accessory Structures: All accessory structures, including detached garages, fences, gates, and walls shall be maintained structurally sound and in good repair. Gates which are required to be self-closing and self-latching shall be maintained in accordance with the 2012 International Building Code. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair, and shall be properly fenced (anything with more than 24 inches of water HAS to have any approved fence) in accordance with the 2012 International Building Code. (30 days)

Section 302.8, Motor Vehicles: No inoperable motor vehicle shall be parked, kept or stored on any exterior premises, and no vehicle shall at any time be in state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. (7 days)

Section 302.9, Defacement of Property: No person shall willfully or wantonly damage, mutilate or deface any exterior surface, including any lawn, driveway, parking area, structure or building on any public or private property. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair. (30 days)

Section 302.10, Indoor Furniture: All exterior property shall be kept free from moveable furniture not designed for or maintained to withstand the elements and outdoor use which may deteriorate or fall into a state of disrepair and become a harborage for insects or vermin or otherwise pose a threat to the public health, safety or welfare. (7 days)

Section 304.1, Exterior Structure-General: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (Immediately)

Section 304.2, Protective Treatment-Exterior Surfaces: All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and walls shall be maintained in good condition and 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, masonry joints, 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. Surfaces designed for stabilization by oxidation are exempt from this requirement. (45 days)

Section 304.3, Premises Identification: Buildings shall have approved address numbers 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 and shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. (7 days)

Section 304.4, Exterior Structural members: All exterior structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. (Immediately)

Section 304.5, Foundation Walls: All foundation walls shall be maintained free from open cracks and breaks and shall be kept in such conditions so as to prevent the entry of rodents and other pests. (30 days)

Section 304.6 Exterior Walls: All exterior walls shall be free from holes, breaks, and loose or rotting materials; and shall be maintained weatherproof and properly surface coated where required to prevent deterioration as per Section 304.2 of this code. (30 days)

Section 304.7, Roofs and Drainage: The roof and flashing shall be sound, tight and not have defects that admit rain or moisture from snow melt. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portions 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. (7 days, weather permitting)

Section 304.8, Decorative Features: All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. (60 days)

Section 304.9, Overhang Extensions: All overhang 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 anchored so as to be kept in a sound condition. All exposed surfaces shall be protected from the elements as per Section 304.2 of this code. (45 days)

Section 304.10, Stairways, Decks, Porches and Balconies: Every exterior stairway, deck, porch and balcony, including all appurtenances attached thereto, shall be maintained structurally sound and in good repair, with proper anchorage and construction so as capable of supporting the imposed loads. (Immediately)

Section 304.11, Chimneys and Towers: All chimneys, cooling towers, smoke stacks and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces shall be protected from the elements as per Section 304.2 of this code. (Venting immediately, others 30 days)

Section 304.12, 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. (Immediately)

Section 304.13, Window, Skylight and Door Frames: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. .1 All glazing materials shall be maintained free from cracks and holes. (15 days)

Section 304.13.2, Openable Windows: Every window, other than a fixed window, shall be easily openable. (15 days)

Section 304.14, Insect Screens: Deleted section

304.15, Doors: All exterior doors, door assemblies, operator systems if provided and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. (7 days)

Section 304.16, Basement Hatchways: Every basement hatchway shall be maintained to prevent the entrance of rodents and other pests, rain, moisture from snow melt and other surface drainage water. (30 days)

Section 304.17, Guards for Basement Windows: Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents. (30 days)

Section 304.18.1, Doors: Doors providing access to a dwelling unit shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and 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. (7 days)

Section 304.18.2, Windows: Operable windows located in whole or part within 6 feet above ground level shall be equipped with a window sash locking device. (7 days)

Section 305.1, Interior Structure-General: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Owners of a structure shall maintain, in a clean and sanitary condition, the shared public areas of the structure and exterior property. (7 days)

Section 305.2, Interior Structural Members: All structural members shall be maintained structurally sound and capable of supporting the imposed loads. (Immediately)

Section 305.3, Interior Surfaces: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. (60 days)

Section 305.4, Stairs and Walking Surfaces: Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. (Immediately)

Section 305.5, General-Handrails and Guards: Every handrail and guard shall be maintained in good condition, firmly fastened and capable of supporting normally imposed loads. (Immediately)

Section 305.6, 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. (60 days)

Section 307.1, Handrails and Guardrails: Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side (no less than 34 inches high no more than 42 inches measured vertically above the nosing of the tread) 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 guards. Guards shall not be less than 42 inches in height above the floor of the landing, balcony, porch, deck or ramp or other walking surface. Balusters shall be no more than 4 inches apart. (10 days)

Section 308.1, Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (7 days)

Section 308.2, Disposal of Rubbish and Garbage: Every occupant of a structure shall dispose of all rubbish and garbage in a clean and sanitary manner by placing such rubbish and garbage in approved containers. (7 days)

Section 308.2.1, Rubbish storage facilities. The owner of every occupied premises shall supply approved covered containers for rubbish and garbage, and the owner of the premises shall be responsible for the removal of rubbish and garbage. (7 days)

Section 308.1, Infestation and Extermination: All structures shall be kept free from rodent and insect 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. The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure. The occupant of a one-family dwelling or a single-tenant nonresidential structure shall be responsible for extermination on the premises. The owner of a structure containing two or more dwelling units shall be responsible for extermination in the public or shared areas. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the owner shall be responsible for extermination (10 days)

Section 402.1, Light-habitable Spaces: Every habitable space shall have at least one window of approved size facing directly to the outside or to a courtyard. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such a room. Where natural light for rooms or spaces without exterior glazing is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet. (60 days)

Section 402.2, Light-Common Halls and Stairs: Every common hall and stairway in residential occupancies, other than one and two family dwellings, shall be lighted at all times with at least a 60 watt, standard incandescent light bulb, or equivalent illumination, for each 200 square feet of floor area, provided that the spacing between lights shall not be greater than 30 feet. In other than residential occupancies, means of egress, including exterior means of egress stairways shall be illuminated at all times the building space is occupied, with a minimum of one footcandle at floors, landings and treads. (15 days)

Section 402.3, Light-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. (15 days)

Section 403.1, Ventilation-habitable Spaces: Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1. Where room and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet. The ventilation openings to the outdoors shall be based on a total floor area being ventilated. (60 days)

Section 403.2, Ventilation-Bathrooms: Every bathroom shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom shall discharge to the outdoors and shall not be recirculated. (30 days)

Section 403.3, Ventilation-Cooking Facilities: 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, unless specifically approved in writing by the Code Official. (Immediately)

Section 403.4, 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. (Immediately)

Section 403.5, Ventilation-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. (7 days)

Section 404.1, Privacy: Dwelling units, hotel rooms, rooming units and dormitory units shall be arranged to provide and be separate from other adjoining spaces. (90 days)

Section 404.2, Minimum Room Widths: A habitable room, other than a kitchen, shall not be less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counterfronts and appliances or counterfronts and walls. (90 days)

Section 404.3, Minimum Ceiling Heights: Habitable spaces, other than kitchens, bathrooms, hallways, corridors, and laundry areas, shall have a clear ceiling height of not less than 6 feet, 4 inches. Kitchens, bathrooms, corridors, hallways and laundry areas shall have a clear ceiling height of not less than 7 feet.

The following are exceptions:

1. In one and two family dwellings, beams or girders spaced a minimum of 4 feet on center and projecting a maximum of 6 inches below the required ceiling height.
2. Basement rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a minimum ceiling height of 6 feet 8 inches with a minimum clear height of 6 feet 4 inches under beams, girders, ducts and similar obstructions.
3. Rooms occupied exclusively for sleeping, study or similar purposes and have a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet or more shall be included. (180 days)

Section 404.4, Bedroom Requirements: Every bedroom shall comply with the following requirements:

1. Area for Sleeping Purposes: Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.
2. Access From Bedrooms: Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces, except units that contain fewer than two bedrooms.
3. Water Closet Accessibility: Every bedroom shall have access to at least one water closet and one lavatory. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story.
4. Prohibited Occupancy: Kitchens and nonhabitable spaces shall not be used for sleeping purposes.
5. Other requirements: Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements; plumbing facilities and water heating requirements of this code; heating facilities and electrical receptacle requirements of this code; and the smoke detector and emergency escape requirements of this code. (30 days)

Section 404.5, Overcrowding: Dwelling units shall not be occupied by more occupants than permitted by the following minimum area requirements:

1. Living Room: 1 and 2 occupants-no requirements; 3 to 5 occupants-120 square feet; 6 or more occupants-150 square feet.
2. Dining Room: 1 or 2 occupants-no requirements; 3 to 5 occupants-80 square feet; 6 or more occupants-100 square feet.
3. Kitchen: 1 and 2 occupants-50 square feet; 3 to 5 occupants-50 square feet; 6 or more occupants-60 square feet.
4. Bedrooms: Shall comply with Section 404.3.

Combined living room and dining room spaces shall comply with the requirements of this Section if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room. (30 days)

Section 404.6, Efficiency Unit: Nothing in this section shall prohibit an efficiency unit from meeting the following requirements:

1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet. A unit occupied by not more than two occupants shall have a clear floor area of not less than 220 square feet. A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet. These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front. Light and ventilation conforming to this code shall be provided.
3. The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.
4. The maximum number of occupants shall be three. (30 days)

Section 404.7, Food Preparation: All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare, and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage. (Immediately)

Section 502.1, Plumbing-Required Facilities: Every 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. In a rooming house, at least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units. (Immediately)

Section 503.1, Bathrooms-Privacy: Bathrooms shall provide privacy 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 in multiple dwellings. (Immediately)

Section 503.2, Bathrooms-Location: Bathrooms serving hotel units, rooming units, or dormitory units, shall access by traversing not more than one flight of stairs and shall have access from a common hall or passageway. (90 days)

Section 504.1, Plumbing Systems and Fixtures: 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. (10 days)

Section 504.2, Plumbing Fixture Clearances: Plumbing fixtures shall have adequate clearances for usage and cleaning. (30 days)

Section 504.3, Plumbing Systems 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, backsiphonage, improper installation, deterioration or damage or for similar reasons, the owner of the property shall be required to correct the defects to eliminate the hazard. (Immediately)

Section 505.1, Water Systems: 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 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 1993 Illinois State Plumbing Code, as amended, (Immediately)

Section 505.2, Water System Contamination: The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets, and other hose bibs or faucets to which hoses are attached and left in place shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker. (15 days)

Section 505.3, Water Supply: the water 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. (15 days)

Section 505.4, 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 at a temperature of not less than 120 degrees F. A gas burning water heater shall not be located in any bathroom, bedroom or other occupied room normally kept closed, unless adequate combustion air is provide. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters. (7 days)

Section 506.1, Sanitary Drainage System: All plumbing fixtures shall be properly connected to either a public sewer or to an approved private sewage disposal system. (Immediately)

Section 506.2, Sanitary Drainage System Maintenance: Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. (7 days)

Section 507.1, Storm Drainage: Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. (30 days)

Section 602.2, Heating Facilities-Residential Occupancies: Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F in all habitable rooms and bathrooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section. (Immediately)

Section 602.3, Heat Supply: Every owner and operator of any building who rents, leases, or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to occupants thereof shall supply heat during the period from November 1 to May 1 to maintain a temperature of not less than 68 degrees F in all habitable rooms and bathrooms. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. (Immediately)

Section 603.1, 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. (7 days)

Section 603.2, Combustion Products-Mechanical Equipment: All fuel-burning equipment and appliances shall be connected to an approved chimney or vent, unless such appliances are labeled for unvented operation. (Immediately)

Section 603.3, Mechanical Equipment-Clearances: All required clearances to combustibles shall be maintained. (7 days)

Section 603.4, Mechanical Equipment-Safety Controls: All safety controls for fuel-burning equipment shall be maintained in effective operation. (Immediately)

Section 603.5 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. (Immediately)

Section 603.6, 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. (7 days)

Section 604.2, Electrical Service: Dwelling units shall be served by a main service which is not less than 60 amperes. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the most current adopted edition of the ICC Electrical Code. (7 days)

Section 604.3, 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, deteriorated or damaged, or for similar reasons, the defects shall be corrected to eliminate the hazard. (Immediately)

Section 605.1, Electrical Equipment Installation: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. (Immediately)

Section 605.2, Receptacles: Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom or kitchen receptacle outlet shall have ground fault circuit interrupter protection. (15 days)

Section 605.3, Lighting Fixtures: Every public hall, interior stairway, bathroom, kitchen, laundry room, boiler room and furnace room shall contain at least one electric lighting fixture. (15 days)

Section 606.1, Elevators, Escalators and Dumbwaiters: Elevators, escalators and dumbwaiters shall be maintained to sustain safely all imposed loads, to operate properly, and to be free from physical and fire hazards. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter; or the certificate shall be available for public inspection in the office of the building operator. (15 days)

Section 607.1, Duct Systems: Duct systems shall be maintained free from obstructions and shall be capable of performing the required functions. (15 days)

Section 702.1, Means of Egress-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 for all dwelling units shall comply with the International Fire Code. (Immediately)

Section 702.3, 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. (Immediately)

Section 702.4, Emergency Escape Openings: 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. Where such bars, grilles, grates, or similar devices are installed in existing buildings, smoke detectors shall be installed in accordance with Section 704 of this Code. (Immediately)

Section 703.1, Fire Resistance Rated Assemblies: The required fire resistance rating of fire rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (15 days)

Section 703.2, 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. (Immediately)

Section 704.1, 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. (7 days)

Section 704.2, Smoke Alarms: Single or multiple-station smoke alarms shall be installed and maintained at all times in the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. (7 days)

Section 704.4 Interconnection: Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-2, R-3, R-4 and in dwelling not regulated as Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. The following are exceptions:

1. Interconnection is not required in buildings which are not undergoing alterations, repairs or constructions of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

### **Carbon Monoxide Detectors:**

As of January 1, 2007 an approved carbon monoxide detector is required in every dwelling unit within 15 feet of every sleeping room used for sleeping purposes.

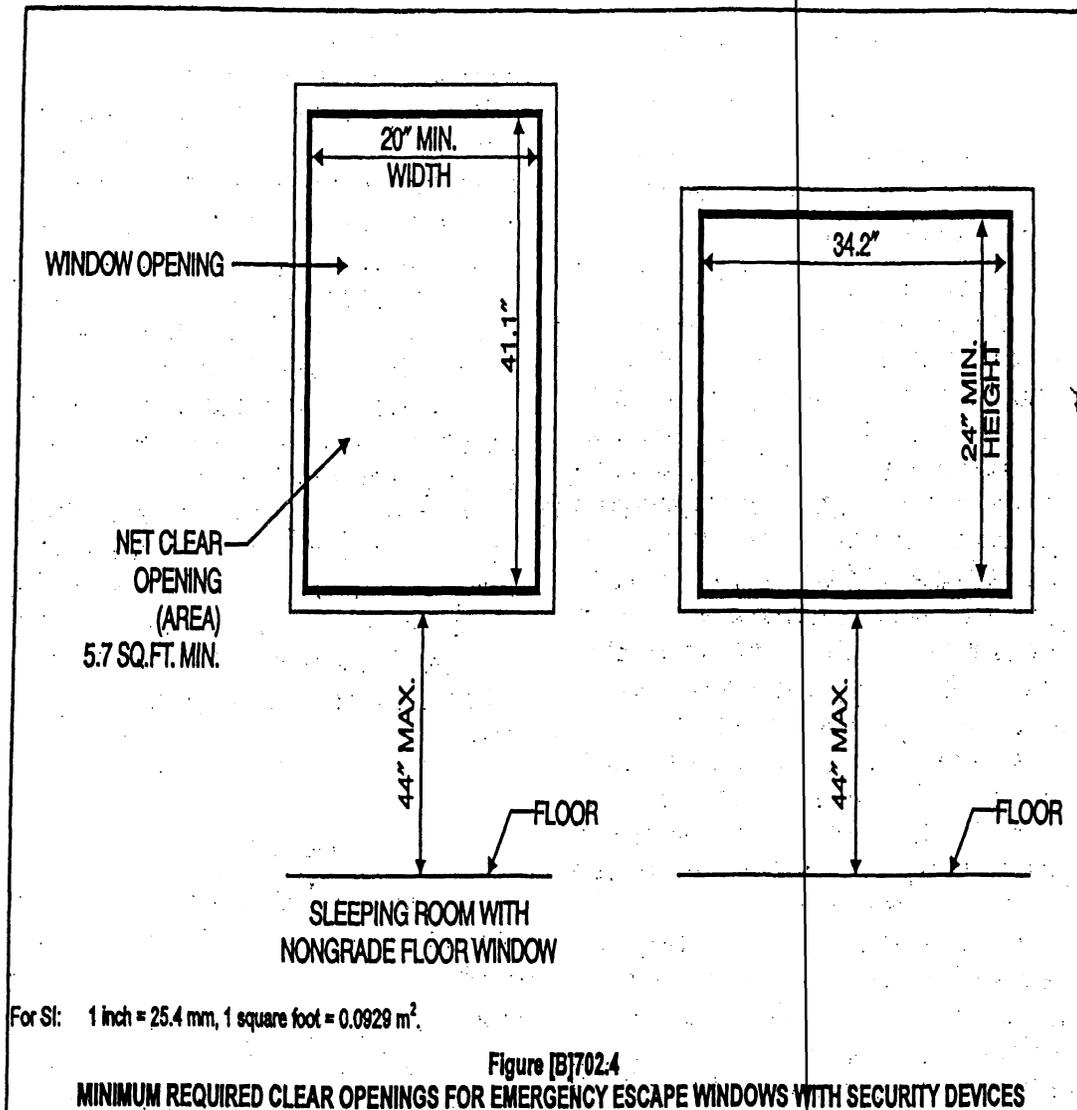
The following residential units shall not require carbon monoxide detectors:

- A residential unit that does not rely on combustion of fossil fuel for heat, ventilation, or hot water; is not connected in any way to a garage; is not sufficiently close to any ventilated source of carbon monoxide. (7 days)

Egress: See Emergency Escape and Rescue (attached)

Parking: Any NEW rental purchased must abide by parking regulations pursuant to the City of Macomb municipal code.

Located behind each code item, a time frame for completion is listed. This time frame is based on the nature and potential danger of the code violation and the approximate time expected to take to correct the problem. Factors such as time of year, weather conditions, safety concerns, severity of problem and number of violations to be completed will be taken into consideration. These factors may, at the discretion of city staff, be used when evaluating these time frames on a case by case basis.



**703.1 Fire-resistance-rated assemblies.** The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

- ◆ The "required fire-resistance rating" means the required rating of walls or floors at the time of construction. These required rated assemblies cannot be compromised in terms of construction, or they will not perform as intended in a fire emergency. For instance, holes for running pipe or cable cannot be created in rated corridor walls where they extend above the ceiling line if the rated walls were required at the time of construction to extend to the floor deck above. Penetrations of this type would be prohibited unless protected as set forth in the *International Building Code* for new construction. Similarly, wall sheathing on rated walls cannot be removed and replaced unless the new material conforms to the listing for the rated wall.

**703.2 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.

- ◆ Opening protectives are window and door assemblies which have been tested in accordance with the applica-

ble standard and have a fire protection rating. For example, corridor walls which are required to be rated are required to have rated door assemblies (typically 20 minutes) protecting the door openings. These doors are required to be self-closing or automatic-closing so that they can serve their intended function and limit the spread of smoke and fire in a fire emergency. If a closer is removed or the door is propped open by a doorstop, the door has been made inoperable, and would allow the free passage of flame and smoke as if the opening were not protected. Similarly, if a fire shutter protecting a window opening is removed or propped open such that it will not operate upon detection of heat, it has been made inoperable and violates this section of the code.

#### [F] SECTION 704 FIRE PROTECTION SYSTEMS

- ◆ Fire protection systems in existing buildings, such as sprinklers, standpipes, smoke detectors and fire alarms, are regulated by the *International Fire Code*. Smoke detectors are an essential life safety feature in residential occupancies, and are the one fire protection system that is typically required in all dwellings. Therefore, the code contains provisions for them and makes

low, guards not less than 26 inches (660 mm) above the floor shall be provided.

**Exception:** Where the backs of seats on the front of the cross aisle project 24 inches (610 mm) or more above the adjacent floor of the aisle, a guard need not be provided.

**1025.14.2 Sightline-constrained guard heights.** Unless subject to the requirements of Section 1025.14.3, a fascia or railing system in accordance with the guard requirements of Section 1013 and having a minimum height of 26 inches (660 mm) shall be provided where the floor or footboard elevation is more than 30 inches (762 mm) above the floor or grade below and the fascia or railing would otherwise interfere with the sightlines of immediately adjacent seating. At the ends of aisles, a guard must be provided where the floor or footboard elevation is more than 24 inches (610 mm) above the floor or grade below and the fascia or railing would otherwise interfere with the sightlines of the immediately adjacent seating.

**1025.14.3 Guards at the end of aisles.** A fascia or railing system complying with the guard requirements of Section 1013 shall be provided for the full width of the aisle where the foot of the aisle is more than 30 inches (762 mm) above the floor or grade below. The fascia or railing shall be a minimum of 36 inches (914 mm) high and shall provide a minimum 42 inches (1067 mm) measured diagonally between the top of the rail and the nosing of the nearest tread.

**1025.15 Bench seating.** Where bench seating is used, the number of persons shall be based on one person for each 18 inches (457 mm) of length of the bench.

## [B] SECTION 1026 EMERGENCY ESCAPE AND RESCUE

**1026.1 General.** In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue in Group R and I-1 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

### Exceptions:

1. In other than Group R-3 occupancies, buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. In other than Group R-3 occupancies, sleeping rooms provided with a door to a fire-resistance-rated corridor having access to two remote exits in opposite directions.
3. The emergency escape and rescue opening is permitted to open onto a balcony within an atrium in accordance with the requirements of Section 404 of the *International Building Code*, provided the balcony

provides access to an exit and the dwelling unit or sleeping unit has a means of egress that is not open to the atrium.

4. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue windows.
5. High-rise buildings in accordance with Section 403 of the *International Building Code*.
6. Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way.
7. Basements without habitable spaces and having no more than 200 square feet (18.6 m<sup>2</sup>) in floor area shall not be required to have emergency escape windows.

**1026.2 Minimum size.** Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m<sup>2</sup>).

**Exception:** The minimum net clear opening for emergency escape and rescue grade-floor openings shall be 5 square feet (0.46 m<sup>2</sup>).

**1026.2.1 Minimum dimensions.** The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

**1026.3 Maximum height from floor.** Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

**1026.4 Operational constraints.** 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 Section 1026.2 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. Where such bars, grilles, grates or similar devices are installed in existing buildings, smoke alarms shall be installed in accordance with Sections 907.2.10 regardless of the valuation of the alteration.

**1026.5 Window wells.** An emergency escape and rescue opening with a finished sill height below the adjacent ground level shall be provided with a window well in accordance with Sections 1026.5.1 and 1026.5.2.

**1026.5.1 Minimum size.** The minimum horizontal area of the window well shall be 9 square feet (0.84 m<sup>2</sup>), with a minimum dimension of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

**1026.5.2 Ladders or steps.** Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an approved permanently affixed ladder or steps. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the