

## CHAPTER 147

### HOUSING CODE

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**147.01 PURPOSE OF PROVISIONS.** The purpose of this chapter is to establish minimum standards for dwellings of all types and to provide for remedial action to be taken in the event of violations thereof.

**147.02 EXTERIOR STANDARDS ESTABLISHED.** The exterior standards set forth in Sections 147.03 through 147.09 are established.

**147.03 DOORS.** Every exterior door, door hinge, and door latch and lock shall be maintained in good and workable condition. Every exterior door, when closed, shall fit reasonably well within its frame.

**147.04 WINDOWS.** Every window hatchway shall be substantially tight and shall be kept in sound and operable condition and repair.

**147.05 STRUCTURAL SAFETY.** Every outside stair, porch, and appurtenance attached thereto shall be so constructed as to be safe and safe to use and capable of supporting the loads to which it is subjected, and shall be kept in sound condition and good repair.

**147.06 HANDRAILS.** Where necessary for safety, every flight of stairs and porch which is more than two risers high shall have handrails so located and of such design as required by the building code. Every handrail and balustrade shall be firmly fastened and shall be maintained in good condition.

**147.07 ACCESSORY STRUCTURES.** Accessory structures shall be maintained in a similar condition to living units, taking into consideration the use of the structure.

**147.08 CHIMNEYS.** Chimneys and vents shall be structurally safe, durable, smoketight and capable of withstanding the action of flue gases, and fireproof from the rest of the structure.

**147.09 GRADING AND DRAINAGE.** All premises shall be graded and maintained so as to prevent the accumulation of stagnant water thereon, or within any building or structure located thereon.

**147.10 INTERIOR STANDARDS ESTABLISHED.** The interior standards set forth in Sections 147.11 through 147.17 are established.

**147.11 INTERIOR DOORS.** A door shall be provided for each opening to a bathroom or toilet compartment.

**147.12 PLUMBING.** The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, venting and operation of fixtures in accordance with the State Building Code.

**147.13 ELECTRICAL.** All habitable rooms and other appropriate spaces requiring electrical service shall be provided with a system of wiring, wiring devices and equipment to safely supply electrical energy for proper illumination, appliances, resident security, and other electrical equipment, in accordance with the National Electrical Code.

**147.14 HEATING.** Every dwelling and multifamily dwelling shall have heating facilities properly installed, safely maintained and in good working condition, and that are capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein.

**147.15 FLOORS.** All floor construction shall provide safe and adequate support for all existing or probable loads and shall be reasonably free of objectionable vibration. A suitable surface for finish flooring shall exist or be provided.

**147.16 INTERIOR WALLS, CEILINGS AND FLOORS.** All interior walls, ceilings and floors shall be structurally sound and in good repair.

**147.17 STAIRS.** All stairs of every structure shall be maintained in sound condition and good repair by replacing treads and risers that evidence excessive wear or are broken, warped or loose. Every inside stair shall be so constructed and maintained as to be safe to use and capable of supporting a load, as required by the provisions of the building code.

**147.18 VIOLATION-ENFORCEMENT OFFICER POWERS.** When there has been a violation of the provisions of this chapter, the Code Enforcement Officer or City Administrator may request the City Council bring suit in the Iowa District Court for Davis County, to prevent further violation of any of the provisions of this chapter, or to restrain, correct or abate such violation.

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