

ORDINANCE GOVERNING MINIMUM
HOUSING STANDARDS

Ordinance Amending Urbana City Code
Providing for Minimum Housing Standards

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA,
ILLINOIS, as follows:

That Article VI of Chapter 15 of the Urbana City Code, 1954, entitled "Minimum Housing Standards for Rental Premises" be stricken, and that the following be substituted therefor.

Article VI. Minimum Housing Standards

15.2 Short Title.

This Article shall be shown and may be cited as the "Minimum Housing Standards Ordinance of the City of Urbana, Illinois."

15.3 Definitions.

For the purpose of this Article, the following terms, phrases, words and their derivatives, shall have the meaning given herein when not inconsistent with the context. Words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number.

The word "shall" is always mandatory and not merely directory.

"Basement" means a story of a building having more than one-half its height below the level of the sidewalk opposite the middle of the front of the building or, if there is no sidewalk in front of the building, measured from the level of the surface of the ground at the point on the front lot line opposite the middle of the front of the building. For the purposes of this ordinance, the word "basement" is synonymous with "cellar."

"Building Code" is the building code of this City.

"Building Official" is the building official of this City or his authorized agent. Wherever the term "Building Official" is used in this ordinance it shall be deemed to include the term "Building Inspector" who is any authorized agent of the building official and is approved and acting for the City.

"City" is the City of Urbana, Illinois.

"Dormitory" is a room used only for sleeping purposes by six or more persons.

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

" Dwelling Unit" is a 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, and eating.

"Electrical Code" is the electrical code of this City.

"Extermination" is the control and elimination of insects, rodents, or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; by poisoning, spraying, fumigating, trapping, or by any other recognized and legal pest elimination methods approved by the building official.

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

"Habitable Room" is a room or enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes, excluding bathroom, water closet compartments, laundries, pantries, foyers, or communicating corridors, closets and storage spaces.

"Infestation" is the presence, within or around a dwelling, of any insects, rodents, or other pests.

"Multiple Dwelling" is any dwelling or part thereof containing three or more dwelling units.

"Occupants" is any person, over three (3) years of age living or sleeping in a dwelling unit or rooming unit.

"Openable Area" is the part of a window or door which is available for unobstructed ventilation and which opens directly to the outdoors.

"Operator" is any person having charge, care, management, or control of any dwelling or part of it, in which dwelling units or rooming units are let.

"Owner" is any person who, alone, jointly or severally with others holds legal or equitable title to any dwelling, dwelling unit, or rooming unit.

"Person" is any person, firm, partnership, association, corporation, company, or organization of any kind.

"Plumbing" is water-heating facilities, water pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes-washing machines, catch basins, drains, vents and other similar supplied fixtures, together with all connections to water or sewer and for drain lines.

"Plumbing Code" is the plumbing code of this City.

"Premises" is a lot, plot, or parcel of land including the buildings and structures thereon.

"Rooming House" is any dwelling or that part of any dwelling containing one or more rooming units, in which space is let by the owner or operator to three or more persons who are not husband or wife, son or daughter, mother or father, or sister or brother, of the owner or operator.

"Rooming Unit" is any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

"Rubbish" is combustible and noncombustible waste materials, except garbage; and the term includes the residue from the burning of wood, coal, coke, and other combustible material, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass crockery, and dust.

"Supplied" is installed, furnished, or provided by the owner or operator at his expense.

"Temporary Housing" is any tent, trailer, 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 on the same premises for more than thirty (30) consecutive days.

"Yard" is all ground, lawn, court, walk, driveway or other open space constituting part of the same premises as a dwelling.

15.3 Basic Equipment and Facilities.

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

(a) Every dwelling and dwelling unit shall be provided with a kitchen sink in good working condition and properly connected to a water and sewer system in accordance with the City of Urbana Plumbing Ordinance.

(b) Every dwelling and dwelling unit shall be provided with a room which affords privacy to a person within said room and which is equipped with a flush water closet and a lavatory basin in good working condition and properly connected to a water and sewer system in accordance with the City of Urbana Plumbing Ordinance except that such room may be shared by the occupants of not more than two dwelling units if the habitable area of each such unit does not exceed 350 square feet of habitable floor area.

(c) Every dwelling and dwelling unit shall be provided with a room which affords privacy to a person within said room and which is equipped with a bathtub or shower in good working condition and properly connected to a water and sewer system in accordance with the City of Urbana Plumbing Ordinance except that such room may be shared by the occupants of not more than two dwelling units if the habitable floor area of each such unit does not exceed 350 square feet of habitable floor area.

(d) Every dwelling and dwelling unit shall be provided with adequate rubbish containers, the type and location of which shall be subject to the approval of the Building Official.

(e) Every dwelling and dwelling unit shall be provided with adequate garbage disposal facilities or garbage containers, the type of which shall be subject to the approval of the Building Official.

(f) In rental dwellings and rental dwelling units, every kitchen sink, lavatory basin and bathtub or shower required under the provisions of subsections (a), (b), and (c) of Section 15.3 of this Article shall be properly connected with both hot and cold water lines. Each such rental dwelling or rental dwelling unit shall also have supplied water heating facilities which are properly installed, maintained in safe and good working condition, properly connected with hot water lines required under the provisions of this subsection, and are capable of heating water to such a temperature as will 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. Such supplied water heating facilities shall be capable of meeting the requirements of this subsection when the rental dwelling or rental dwelling unit heating facilities required under the provisions of subsection (f) of Section 15.4 of this Article are not in operation.

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

15.4 Ventilation, Light, and Heating

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.

(a) Every habitable room shall have at least one window or skylight which faces directly to the outdoors. The minimum openable area for such room shall be equal to forty-five percent (45%) of the minimum window area size or minimum skylight-type window size as required in this section except where there is supplied some other device affording adequate ventilation and approved by the Building Official. The minimum total window area of every habitable room shall be ten per cent (10%) of the floor area of such room. Whenever the only window in a room is a skylight-type window in the top of such room, the total window area of such skylight shall equal at least fifteen per cent (15%) of the total floor area of such room, except that the requirements herein shall be deemed to have been met if such habitable room shall have been provided with artificial ventilation and lighting facilities sufficient to insure adequate ventilation and lighting and such installation is approved by the Building Official.

(b) Every bathroom and water closet compartment shall comply with the light and ventilation requirements for habitable rooms contained in this section, provided that no window or skylight shall be required in adequately ventilated bathrooms and water closet compartments equipped with a ventilating system which is approved by the Building Official.

(c) Whenever a window of a room faces a wall or other portion of any abutting structure which is located less than three (3) feet from the window and extends to a level above that of the ceiling of the room, the window shall not be counted in calculating window area or openable area.

(d) Where there is electrical service available from power lines not more than 300 feet from a dwelling, each dwelling or dwelling unit shall have electrical facilities, consisting of an electrical service to provide not less than two (2) branch circuits, one of 20 ampere capacity for kitchen and dining room appliances, and one additional circuit for lighting and general use. Every habitable room of such dwelling shall contain at least two (2) separate floor or wall type convenience outlets in addition to any supplied ceiling type electric light fixture, and every water compartment bathroom, laundry room, furnace room, and public hall shall contain at least one ceiling or wall type electric light fixture. Such electrical facilities shall be installed or made to conform with standards provided in the electrical ordinance of the City of Urbana.

(e) Every public hall and stairway in every multiple dwelling shall be adequately lighted at all times and fire and smoke door shall be kept closed.

(f) Every dwelling shall have heating facilities which are properly installed, are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and water closet compartments in every dwelling unit located therein to a temperature of at least 65°F., at a distance three feet (3) above floor level, when the outside temperature is 0°F.

(g) From May 1 to October 1 of each year, every door opening directly from a dwelling unit to outdoor space, used or intended to be used for ventilation, shall have supplied screens and 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. Provided that such screens shall not be required during such period in rooms deemed by the Building Official to be located high enough in the upper stories of buildings as to be free from such insects.

(h) Every basement window used for ventilation, and every other opening to a basement might provide an entry for rodents, shall be supplied with a screen or such other device as will effectively prevent their entrance.

15.5 Safe and Sanitary Maintenance of Structural Elements.

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.

(a) Every foundation, floor, wall, ceiling, and roof shall be reasonably weather-tight, watertight, and rodentproof; shall be capable of affording privacy; and shall be kept in good repair.

(b) Every window, exterior door, and basement hatchway shall be reasonably weathertight, watertight, and rodentproof; shall be kept in sound working condition and good repair.

(c) Every inside and outside stair, every porch, and every appurtenance thereto shall so be constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon; and shall be kept in sound condition and good repair.

(d) 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.

(e) 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.

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

(g) No owner, operator, or occupant shall cause any service, facility, equipment, or utility which is required under this ordinance to be removed from or shut off 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 alterations are in process, or during temporary emergencies when discontinuance of service is approved by the Building Official.

(h) No owner shall occupy or let to any other occupant any vacant dwelling unit unless it is clean, sanitary, and free from infestation, and fit for human occupancy.

15.6 Space and Occupancy

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.

(a) Every dwelling unit shall contain at least 150 square feet of floor space 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.

(b) In every rental dwelling or dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least 63 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 40 square feet of floor space for each occupant thereof.

(c) No dwelling or dwelling unit containing two or more sleeping rooms, unless occupied as a single-family unit, 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.

(d) At least one-half of the floor area of every habitable room shall have a ceiling height of at least seven (7) feet; and the floor area of that part of any room where the ceiling height is less than five (5) feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

(e) No basement space shall be used as a habitable room or dwelling unit unless:

- (1) The floors and walls are impervious to leakage of underground and surface runoff water and are insulated against dampness;
- (2) The total window area, total openable area, and ceiling height comply with this ordinance; and
- (3) Where there is supplied some other device or devices affording adequate ventilation and light, approved by the Building Official, the above subsection (2) is inapplicable, except for the ceiling height requirements.

15.7 Responsibilities of Owners, Operators, 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 occupies and controls.

(c) Every occupant of a dwelling or dwelling unit shall dispose of all his rubbish in a clean and sanitary manner by placing it in the rubbish containers required by this ordinance.

(d) Every occupant of a dwelling or dwelling unit shall dispose of all his garbage and any other organic waste which might provide food for rodents, in a clean and sanitary manner, by placing it in the garbage disposal facilities or garbage containers required by this ordinance and shall make or have made arrangements for its proper removal. It shall be the responsibility of the owner to supply such facilities or containers for all dwelling units in a dwelling containing more than four dwelling units and for all dwelling units located on the premises where more than four dwelling units share the same premises. In all other cases it shall be the responsibility of the occupant to furnish such facilities of containers.

(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 dwelling unit is the only one infested. Notwithstanding the foregoing provisions of this subsection, whenever infestation is caused by failure of the owner to maintain a dwelling in a ratproof or reasonable insectproof condition, extermination shall be the responsibility of the owner. 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.

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

15.8 Rooming Houses

No person shall operate a rooming house, or shall occupy as owner-occupant or let to another for occupancy any rooming unit in any rooming house, except in compliance with the provisions of every section of this ordinance except the provisions of Section 15.3 and Section 15.7, and in compliance with the following requirements.

(a) No person shall operate a rooming house unless he holds a valid rooming house permit issued by the Building Official in the name of the operator and for the specific dwelling or dwelling unit. An application for a rooming house permit shall be submitted in such form as the Building Official may prescribe. This permit shall be displayed in a conspicuous place within the rooming house, at all times. No such permit shall be transferable. Every person holding such a permit shall give notice in writing to the Building Official within seventy-two (72) hours after having sold, transferred, given away, or otherwise disposed of ownership of, interest in, or control of any rooming house. Such notice shall include the name and address of the person succeeding to the ownership or control of such rooming house. Every rooming house permit shall expire at the end of one year following its date of issuance, unless sooner suspended or revoked as hereinafter provided. Fees for rooming house permits shall be established by the City Council from time to time. No rooming house permit shall be required for the operation of fraternities, sororities, student rooming houses, student dormitories, and other dwelling units housing University of Illinois students, which said units have been approved by the Housing Division of the University of Illinois, and comply with the other requirements of this Article.

(b) Whenever upon inspection of any rooming house the Building Official finds that conditions or practices exist which are in violation of any provision of this ordinance, the Building Official shall give notice in writing to the operator of such rooming house that unless such conditions or practices are corrected within a reasonable period, to be determined by the Building Official, the operator's rooming house permit will be suspended. At the end of such period the Building Official shall reinspect such rooming house, and if he finds that such conditions or practices have not been corrected, he shall give notice in writing to the operator that the latter's permit has been suspended. Upon receipt of notice of suspension, such operator shall immediately cease operation of such rooming house, and no person shall occupy for sleeping or living purposes any rooming unit therein.

(c) At least one flush water closet, lavatory basin, and bathtub or shower, properly connected to a water and sewer system approved by the Building Official and in good working condition, shall be supplied for each Seven (7) persons or fraction thereof residing within a rooming house, including members of the operator's family wherever they share the use of the said facilities; provided that in a rooming house where rooms are let only to males, flush urinals may be substituted for not more than one-half of the required number of 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.

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

(e) Every room occupied for sleeping purposes by one person shall contain at least 63 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, or 50 square feet of floor space for each double bunk bed if the sleeping room is used as a dormitory.

(f) Every rooming unit shall have safe, unobstructed means of egress leading to safe and open space at ground level, as required by the laws of this state and the City of Urbana.

(g) The operator of every rooming house shall be responsible for the sanitary maintenance of all walls, floors, and ceilings, and for the maintenance of a sanitary condition in every other part of the rooming house; and he shall be further responsible for the sanitary maintenance of the entire premises where the entire structure or building is leased or occupied by the operator.

15.9 Inspection

The Building Official is hereby authorized and directed to make inspections to determine the condition of dwellings, dwelling units, rooming units, rooming houses, and premises located within the corporate limits of the City of Urbana and to a point one-half mile beyond the limits of the City in cases where a condition exists outside the City limits which is detrimental to the health and safety of inhabitants of the City, in order that he may perform his duty of safeguarding the health and safety of the occupants of dwellings and of the general public. For the purpose of making such inspections, the Building Official is hereby authorized to enter, examine, and survey at all reasonable times all dwellings, dwelling units, rooming units, rooming houses, and premises. The owner or occupant of every dwelling, dwelling unit, rooming unit, rooming house, and premises, or the person in charge thereof shall give the Building Official free access to such dwelling, dwelling unit, rooming unit, rooming house, and premises, at all reasonable times for the purpose of such inspection, examination, and survey. Every occupant of a dwelling, dwelling unit, rooming unit, rooming house, or premises, shall give the owner thereof, or his agent or employee, access to any part of such dwelling, dwelling unit, rooming unit, rooming house, or 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 ordinance.

15.10 Service of Notices and Orders: Hearing.

(a) Whenever the Building Official determines that there are reasonable grounds to believe that there has been a violation of any provision of this Article, he shall give notice of such alleged violation to the person or persons responsible therefor, as hereinafter provided. Such notice shall:

- (1) Be put in writing;
- (2) Include a statement of the reasons why it is being issued;
- (3) Allow a reasonable time for the performance of any act it requires;
- (4) Be served upon the owner or agent, or the occupant, as the case may require; provided that such notice shall be deemed to be properly served upon such owner or agent, or upon such occupant, if a copy thereof is served upon him personally; or if a copy thereof is sent by mail to his last known address; or if a copy thereof is posted in a conspicuous place in or about the dwelling affected by the notice; or if he is served with such notice by any other method authorized or required under the laws of this state;
- (5) Such notice may contain an outline of remedial action which, if taken will effect compliance with the provisions of this ordinance.

(b) Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Article may request and shall be granted a hearing on the matter before a Board of Appeals. Provided that such person shall file with the Chairman of the Board of Appeals a written petition requesting such hearing and setting forth a brief statement of the grounds therefore within ten days after the day the notice was served. Upon receipt of such petition, the Chairman of the Board of Appeals shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than ten days after the day on which the petition was filed. Provided that upon application of the petitioner, the Chairman of the Board may postpone the date of the hearing for a reasonable time beyond such ten-day period if, in his judgment, the petitioner has submitted a good and sufficient reason for such postponement.

(c) After such hearing, the Board of Appeals shall sustain, modify, or withdraw the notice, depending upon their findings as to whether the provisions of this Article have been complied with. If the Board sustains or modifies such notice, it shall be deemed to be in order. Any notice served pursuant to Sub-section (a), Section 15.610, of this Article shall automatically become an order if a written petition for a hearing is not filed with the Chairman of the Board of Appeals within ten days after such notice is served.

(d) The proceedings at such hearing, including the findings and decision of the Board, shall be summarized, reduced to writing, and entered as a matter of public record in the office of the City Clerk. Such record shall also include a copy of every notice or order issued in connection with the matter. Any person affected by the decision of the Board of Appeals may seek judicial review of such decision in accordance with the laws of the State of Illinois.

(e) Whenever the Building Official, at any state of proceedings instituted under the provisions of this Article, finds that a violation of this Article exists which requires immediate action to abate a direct hazard, or immediate danger to the health, safety, morals, or welfare of the occupants of a building, or of the public, he may, without notice or hearing, issue an order citing the violations and existence of an emergency and directing such action to be taken as he deems necessary to remove or abate the hazard or danger and meet the emergency. Notwithstanding any other provision of this Article, such order shall be effective immediately upon service. Any person to whom such order is directed shall comply therewith immediately, but upon petition to the Board of Appeals shall be afforded a hearing within ten (10) days. After such hearing, the Board shall affirm, modify, or revoke such order, depending upon their findings as to whether the provisions of this Article have been complied with.

15.11 Board of Appeals

(a) A Board of Appeals is hereby established with the powers and duties set forth in this Section. The word "Board" when used in this Article shall be construed to mean the Board of Appeals.

(b) The Board shall consist of three members who shall be appointed by the Mayor and confirmed by the Council. The original members of the Board shall serve for the following terms; one for one year; one for two years; one for three years. Upon expiration of the term of an original member of the Board, his successor shall serve for a term of three years.

(c) The Mayor, with the consent of the Council, shall designate one of the members of the Board as the Chairman. The Chairman shall hold that office until his successor is appointed. The Board shall select one of their members as

Secretary who shall keep the minutes of the meetings of the Board and keep its records and files. All meetings of the Board shall be held at the call of the Chairman, or at such other times as the Board may determine.

(d) the Board shall have the power, and shall be charged with the duty, to hear and decide:

(1) Appeals from any notice, decision, or determination made by the Building Official under this Article.

(2) All matters specifically referred to it by the provisions of this Article.

(3) Requests for variations in the application of any provisions of this application of any provisions of this Article where there are practical difficulties in the way of carrying out the strict letter of this Article, so that the spirit and intent of this Article shall be observed and the public safety be secured and substantial justice be done; but no such variations shall be granted or allowed unless the particulars of each application and the decision of the Board therein shall be entered as a matter of public record in the office of the City Clerk.

15.12 Dwellings Unfit for Human Habitation

The designation of dwellings of dwelling units as unfit for human habitation and the procedure for the condemnation and placarding of such unfit dwellings or dwelling units shall be carried out in compliance with the following requirements:

(a) Any dwelling or dwelling unit which shall be found to have any of the following defects shall be condemned as unfit for human habitation and shall be so designated and placarded by the Building Inspector:

- (1) One which is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or of the public.
- (2) One which lacks illumination, ventilation, or sanitation facilities adequate to protect the health or safety of the occupants or of the public.
- (3) One which, because of its general condition or location is unsanitary, or otherwise dangerous, to the health or safety of the occupants or of the public.

(b) Any dwelling or dwelling unit condemned as unfit for human habitation, and so designated and placarded by the Building Official, shall be vacated within a reasonable time as ordered by the Building Official.

(c) No dwelling or dwelling unit which has been condemned and placarded as unfit for human habitation until written approval is secured from, and such placard is removed by, the Building Official. The Building Official shall remove such placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated, and after the dwelling or dwelling unit has been inspected and been found to comply in all respects with the provisions of this Article.

(d) No person shall deface or remove the placard from any dwelling or dwelling unit which has been condemned as unfit for human habitation and placarded as such, except as provided in Subsection (c) of this Section.

(e) Any person affected by any notice or order relating to the determination and placarding of a dwelling or dwelling unit as unfit for human habitation may request and shall be granted a hearing on the matter before the Board of Appeals, under the procedure set forth in Section 15.10 of this Article.


15.13 Applicability of Standards.

The provisions of this Article shall apply to all structures in this City used for dwelling purposes and human habitation, and every such structure shall conform to the requirements of this Article regardless of the class to which such building may otherwise belong and regardless of when such building may have been constructed, altered, or repaired. This Article establishes minimum housing standards for human habitation or occupancy in this City and does not replace or modify the standards otherwise established for the construction, replacement, or repair of buildings contained in the building ordinances of the City.

15.14 Penalties

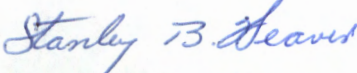
Any person, firm, or corporation violating the provisions of this Article shall upon conviction thereof be fined not less than \$5.00 nor more than \$200.00 for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

ADOPTED by the City Council of the City of Urbana, Illinois, this 4th day of October, 1965.


/s/ Duane Eckerty

City Clerk

APPROVED by the Mayor of the City of Urbana, Illinois, this 4th day of October, 1965.


/s/ Stanley B. Weaver

Mayor