

ARTICLE V

ORDINANCE NO. 7879-103

AN ORDINANCE ADOPTING THE B.O.C.A.
BASIC PROPERTY MAINTENANCE CODE/1978
AND SUPPLEMENT THERETO WITH CERTAIN
DELETIONS, MODIFICATIONS AND EXCEPTIONS

WHEREAS, Sections 1-2-2 and 1-3-2 of the Illinois Municipal Code and Section 1002 of Chapter 85, Illinois Revised Statutes, 1975, provide that where rules and regulations for buildings or any part thereof have been printed in book or pamphlet form, such rules and regulations or portions thereof may be adopted by reference; and

WHEREAS, three (3) copies of the pamphlet containing the rules and regulations hereafter adopted have been filed in the Office of the City Clerk for use and examination by the public for at least thirty (30) days prior to their adoption, as provided by said statutes; and

WHEREAS, the City of Urbana, Illinois, is a home rule unit under the provisions of the Illinois Constitution, 1978, and this Ordinance is to be regarded as an exercise in home rule powers of said City.

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

Section 8.5.1. ADOPTION OF PROPERTY MAINTENANCE CODE

There is hereby adopted by the City of Urbana, Illinois, for the purpose of establishing rules and regulations for the maintenance of property a code known as "The B.O.C.A. Basic Property Maintenance Code, First Edition, 1978", with all amendments and deletions thereto to date of this Ordinance, as recommended by the Building Officials and Code Administrators International, Inc., (sometimes hereinafter called simply "B.O.C.A"), except such portions thereof as are hereinafter in this Ordinance deleted, modified or amended, and the same is hereby adopted and incorporated as fully as if set out at length in the City Code, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling for all buildings and structures within the corporate limits of the City of Urbana, Illinois.

Section 8.5.2. DEFINITIONS

A. Wherever the words "municipality" or "city" are used in this Ordinance or in the Basic Property Maintenance Code, it shall be held to mean the City of Urbana, Illinois.

B. Wherever the term "Building Official" or "Code Official" is used in this Ordinance or the Basic Property Maintenance Code, it shall be held to mean the Administrator of Community Development Services or any duly authorized representative thereof.

Section 8.5.3. AMENDMENTS AND DELETIONS

The B.O.C.A Basic Property Maintenance Code is amended and changed in the following respects:

A. Subsection PM-100.1, entitled "Title", is hereby amended to read as follows:

Subsection PM-100.1. Title.

These regulations shall be known as the Property Maintenance Code of Urbana, Illinois, hereinafter referred to as the Property Maintenance Code or "this code".

B. Subsection PM-100.2, entitled "Scope", is hereby amended to add a new section four (4) to read as follows:

4. providing for the adequate security of the public.

C. Subsection PM-106.3, entitled "Service", is hereby amended to read as follows:

Subsection PM-106.3. Service.

All notices other than dangerous building notices shall be deemed to be properly served if a copy of the notice is delivered to the person to be served personally or by certified mail. If the person to be served is not personally served or fails or refuses to receipt for the certified mail containing the said notice within ten (10) days, the Building Official shall do each of the following:

1) Send an exact copy of the notice which was addressed to each of the persons to be served to the person who last paid the general taxes on the parcel upon which the building is located at such person's address as shown by the records of the County Collector of Champaign County,

2) Post in a conspicuous place on the premises where the violation exists, a copy of the notice, and

3) Shall cause to be published one time in a newspaper of general daily circulation in the City of Urbana, a copy of the notice so posted.

D. Subsection PM-106.3.1, entitled "Service on Occupant", is hereby amended to read as follows:

Subsection PM-106.3.1. Service on Occupant of Condemnation Order.

When a condemnation order is served on an occupant other than the owner or person responsible for such compliance, a reasonable time to vacate the property after notice of noncompliance shall be stated. Persons responsible for compliance must vacate all tenants at the time set for correction of defects if there is failure of compliance.

E. Subsection PM-109.2, entitled "Penalty", is hereby amended to read as follows:

Subsection PM-109.2. Penalty.

Any person who violates the provisions of this Ordinance shall upon conviction thereof be fined not more than two hundred dollars (\$200.00) and in addition shall pay all costs and expenses involved in litigation. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues after due notice is served.

F. All of Section PM-110.0, entitled "Right to Appeal", is hereby deleted and the following enacted:

PM-110.1. Establishment and Membership.

A Board of Appeals is hereby established with the powers and duties set forth in this chapter. The members of the Minimum Housing Code Board of Appeals serving on the effective date of this Ordinance are hereby appointed to the Property Maintenance Code Board of Appeals at the time the Ordinance becomes effective for the remainder of the term each respectively held. The successor to each member so appointed shall serve for a term of three years.

PM-110.2. Terms.

The Board shall consist of five (5) members who shall be appointed by the Mayor and confirmed by the Council. In addition, the Mayor with the approval of the Council may appoint two (2) alternates for three-year terms who shall serve on said Board only in the event of one or more of the regular members being absent. The term of office of each member shall be staggered and shall expire at midnight on June 30th of the year the term is to expire.

PM-110.3. Qualifications.

The Board members shall be qualified by education and experience in the building profession and collectively shall have the duty, responsibility and authority to decide the matters referred to them by this chapter.

PM-110.4. Chairman.

The Mayor with the consent of the Council shall designate one of the members of the Board as chairman. The chairman shall hold that office until his successor is appointed.

PM-110.5. Secretaries, Official and Administrative.

The Board shall select one of their members as official secretary who shall sign the minutes of the meetings of the Board. The Building Official is the administrative secretary to the Board and shall take all applications for appeal and keep all minutes, records and files on the Board. The Building Official may assign a member of his staff to take minutes.

PM-110.6. Authority.

The Board shall have the power and shall be charged with the duty to hear and decide all appeals and variation requests.

PM-110.7. Appeals.

The Board shall have the power and shall be charged with the duty to hear and decide appeals from any notice, decision or determination made by the Building Official or his authorized agent under this Code and appeals from any notice, decision or determination made by the Building Official involving existing residential buildings and made under those sections of the City's Building Code and Life Safety Code which specify requirements for existing residential buildings.

PM-110.8. Variations.

The Board shall have the power and shall be charged with the duty to hear and decide requests for specific variations in the application of any provision of this Code and any provision for existing buildings in the Building Code and Life Safety Code in those instances involving existing residential buildings where there are practical difficulties in the way of carrying out the strict letter of the law, so that the spirit and intent of the law shall be observed and the public safety be secured and substantial justice be done. Such variation shall be for limited periods of time and the Board's decision shall be filed with the City Clerk as a matter of public record. All variations granted by the Board may be filed with the County Recorder of Deeds as a lis pendens so as to put all new owners on notice.

PM-110.9. Quorum.

Four (4) members of the Board shall constitute a quorum. In varying the application of any provision applicable to an existing residential building, affirmative votes of three (3) members shall be required; in modifying or overruling a notice, decision or determination of the Building Official, affirmative votes of four (4) members shall be required. No member of the Board shall pass upon any question in which he has an interest.

PM-110.10. Procedure.

Such person shall file with the Administrative Secretary a written petition requesting a hearing and setting forth a brief statement of the grounds therefor within fifteen (15) working days after the notice was served. Any violation notice served pursuant to this Code shall automatically become an order if the written petition for a hearing is not filed with the Administrative Secretary of the Board within fifteen (15) working days after such notice is mailed. The Board is obligated to call a public meeting within sixty (60) days after receipt of a request for hearing.

G. Section PM-111.0, entitled "Demolition", is hereby deleted and in its place enacted the following:

Section PM-111.0. Demolition.

PM-111.1. Unsafe Structures.

Unsafe structures are hereby defined to mean and include all structures that have been condemned.

PM-111.2. Nuisance Declared.

Any such condemned building or structure in the City is hereby declared to be a nuisance.

PM-111.3. Unlawful to Maintain a Nuisance.

It shall be unlawful to maintain or permit the existence of any condemned structure in the City and it shall be unlawful for the owner or person in custody of any structure to permit the structure to remain in an unsafe condition or to occupy such structure or to permit it to be occupied while it is or remains in an unsafe condition.

PM-111.4 Notice of Unsafe Building.

PM-111.4.1. Whenever any officer or employee of the City charged with the duty of protecting the health, safety, and welfare of the public finds that a structure or building in the City is an unsafe building, he shall file a written statement to this effect with the Building Official.

PM-111.4.2. The Building Official shall, upon receipt of the written statement set forth in PM-111.4.1 above, thereupon give written notice in substantially the form set forth in PM-111.4.3 below to each of the record owner(s) of the parcel upon which such unsafe building or structure is located. Such notice shall be served upon the said record owner(s) either by personal service or by certified mail, return receipt requested.

PM-111.4.3.

TO: _____
Owner

AT: _____
Address of Owner

OWNER OF THE PREMISES KNOWN AND DESCRIBED AS:

Common Address

Legal Description

YOU ARE HEREBY NOTIFIED THAT: _____

Description of Building

THE CAUSES OF THIS DECISION ARE: _____

(Here insert the facts as to unsafe condition.)

YOU MUST REMEDY THIS SITUATION OR DEMOLISH
THE BUILDING ON OR BEFORE THE _____ DAY OF
_____, 19____, OR THE CITY WILL
PROCEED TO DO SO AND CHARGE THE COST THEREOF
TO YOU.

Copies of this notice were also mailed to the
following: _____

PM-111.4.4. If any of the record owners are not
personally served or fail or refuse to receipt for the certified
mail containing the said notice within ten (10) days, the Building
Official shall do each of the following:

A. Send an exact copy of the notice which was
addressed to each of the record owners to the person who last paid
the general taxes on the parcel upon which the unsafe building is
located at such person's address as shown by the records of the
County Collector of Champaign County, and

B. Post in a conspicuous place on the premises where
the unsafe building is located a notice substantially in the form
set forth in PM-111.4.5. below, and

C. Shall cause to be published one time in a newspaper
of general daily circulation in the City of Urbana, a copy of the
notice so posted.

PM-111.4.5. The notice to be posted shall be
substantially in the following form:

NOTICE of unsafe building located at _____,
Urbana, Illinois.

To all who may have legal interest in the above
described premises:

The Building Official of the City of Urbana has declared the structure on the above said premises to be an unsafe building, to wit: (describe deficiencies of structure in general terms)

The reasons for declaring the above structure an unsafe building must be remedied or the structure demolished under a proper permit issued by the City of Urbana, Illinois, on or before the ___ day of _____, 19___, or the City of Urbana shall initiate legal steps to do so.

Dated at Urbana, Illinois, this ___ day of _____, 19___.

Building Official

PM-111.4.6. Nothing in this Ordinance shall be considered to bar or prevent the Building Official from sending copies of the notices, which were sent to the record owner(s), to any person whom he believes may have a lien or other legal interest in the subject premises but such courtsey notice shall not be deemed to be jurisdictional.

PM-111.4.7. If the unsafe condition is not remedied or the unsafe building is not demolished within the time set forth in the notice sent to the record owner(s), or the notice published pursuant to the Ordinance, if such notice shall be required under this Ordinance, the City shall be authorized to seek an appropriate order to remedy the unsafe condition as prescribed by state law in a court of competent jurisdiction.

H. All of Section PM-201.1, entitled "Applied Meaning of Words and Terms", is hereby deleted and the following enacted in its place:

Section PM-201.1. Applied Meaning of Words and Terms.

Approved: Approved as applied to a material, device, or method of construction shall mean approved by the code official under the provisions of this code, or approved by other authority designated by law to give approval in the matter in question.

Basement: That portion of a building which is partly below and partly above grade, and having at least one-half (1/2) its height above grade.

Building Code: The building code officially adopted by the legislative body of this jurisdiction, or such other code as may be officially designated by the legislative body of the jurisdiction for the regulation of construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of buildings and structures.

Building Official: The official designated by the jurisdiction to enforce building, zoning or similar laws, or his duly authorized representative.

Cellar: That portion of a building which is partly or completely below grade and having at least one-half (1/2) its height below grade.

Central Heating: The heating system permanently installed and adjusted so as to provide the distribution of heat to all habitable rooms, bathrooms and water closet compartments.

Deadbolt Lock: A locking device with a bolt that has no automatic spring action and which must, therefore, be operated manually by a key cylinder, thumbturn, or lever, and is positively held fast when in the projected position (also known as a deadlock).

Deadlocking Latch: A locking device in which the bolt is projected by a spring action for automatically retaining the door in a closed position and in which the latch bolt is positively held in the protected position by a guard bolt, plunger, or auxiliary mechanism (also known as a spring bolt with an anti-shim pin).

Doors and Windows (Exterior): The doors or windows of a building or structure that provide access from the outside of the building or structure, or a part thereof. Exterior doors and windows include but are not limited to those portions of individual dwelling units constructed in a common building or structure which are accessible to persons not residing within that particular dwelling unit. This definition also includes doors leading from garage areas into various residential dwellings.

Dwellings:

Dwelling, Multiple-Family - A building containing three (3) or more dwelling units.

Dwelling, Single-Family - A building containing one (1) dwelling unit.

Dwelling, Two-Family - A building containing two (2) dwelling units.

Dwelling Unit: One room or suite of two or more rooms in a building designed for living and sleeping purposes and containing its own kitchen and bathroom facilities, and separate entrance.

Boarding House: A building other than a single-family dwelling, two-family dwelling, a hotel, or a dormitory, in which meals and lodging are regularly provided or offered for compensation by prearrangement, and for definite periods of time, but which is not open to transient customers.

Dormitory: A building in which group sleeping accommodations are provided for persons, not members of the same family, in one (1) room or in a series of closely associated rooms on a regular basis, for compensation and by prearrangement for a specified period of time. The term does not include any dwelling unit equipped with separate cooking facilities.

Hotel: A building in which lodging or lodging and meals are regularly provided and offered to the public for compensation, and which is customarily open to transient guests.

Rooming House: A building, other than a single-family dwelling, two-family dwelling, a hotel, or a dormitory, where for compensation and by prearrangement for definite periods of time, lodging is provided.

Enforcement Officer: The official designated herein or otherwise charged with the responsibilities of administering this code, or his authorized representative.

Exterior Property Areas: The open space on the premises and on adjoining property under the control of owners or operators of such premises.

Extermination: 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 poison spraying, fumigating, trapping, or by any other approved pest elimination methods.

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

Habitable Space: Space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas are not considered habitable space.

Hotel: See "Dwellings".

Infestation: The presence, within or contiguous to a structure or premises, of insects, rodents, vermin or other pests.

Junk Vehicle: See separate City Ordinance.

Let for Occupancy or Let: To permit possession or occupancy of a dwelling, dwelling unit, rooming unit, building or structure pursuant to a written or unwritten lease, agreement of licensee, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

Maintenance: Conformance of a building and its facilities to the code under which the building was constructed.

Motel: A hotel as defined in this code.

Multi-Family (Multiple) Dwelling: See "Dwellings".

Occupant: Any person living and sleeping in a dwelling unit or having actual possession of a said dwelling or rooming unit.

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

Operator: Any person who has charge, care or control of a structure or premises which are let or offered for occupancy.

Owner: Any person, agent, firm or corporation having a legal or equitable interest in the property.

Person: Includes a corporation or copartnership as well as an individual.

Plumbing: The practice, materials, and fixtures used in the installation, maintenance, extension, and alteration of all piping, fixtures, appliances, and appurtenances within the scope of the plumbing code.

Plumbing Fixture: A receptacle or device which is either permanently or temporarily connected to the water distribution system of the premises, and demands a supply of water therefrom; or discharges used water, liquid-borne waste materials, or sewage either directly or indirectly to the drainage system of the premises; or which requires both a water supply connection and a discharge to the drainage system of the premises.

Premises: A lot, plot or parcel of land including the buildings or structures thereon.

Public Nuisance:

1. The physical condition or use of any premises regarded as a public nuisance at common law; or
2. Any physical condition, use or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures; or
3. Any premises which have unsanitary sewerage or plumbing facilities; or
4. Any premises designated as unsafe for human habitation or use; or
5. Any premises which are manifestly capable of being a fire hazard, or are manifestly unsafe or unsecure as to endanger life, limb or property; or
6. Any premises from which the plumbing, heating and/or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
7. Any premises which are unsanitary, or which are littered with rubbish or garbage, or which have an uncontrolled growth of weeds; or
8. Any structure or building that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent as not or provide shelter, in danger of collapse or failure and is dangerous to anyone on or near the premises.

Renovation: A building and its facilities made to conform to present day minimum standards of sanitation, fire and life safety.

Rooming Unit: 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: Combustible and noncombustible waste materials, except garbage, and the term shall include the residue from the burning of wood, coal, coke, and other combustible materials, paper, rags, cartons, boxes, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, dust and other similar materials.

Strike: The area in or attached to the door frame or jamb into which the lock hole is projected.

Structure: That which is built or constructed, including without limitation because of enumeration, buildings or any occupancy or use whatsoever, fences, signs, billboards, fire escapes, stairways, chute escapes, railings, water tanks, towers, open grade steps, sidewalks or stairways, tents or anything erected and framed of component parts which is fastened, anchored or rests on a permanent foundation or on the ground.

Supplied: Installed, furnished, or provided by the owner or operator.

Ventilation: The process of supplying and removing air by natural or mechanical means to or from any space.

Mechanical Ventilation: Ventilation by power-driven devices.

Workmanlike: Whenever the words "workmanlike state of maintenance and repair" are used in this code, they shall mean that such "maintenance and repair" shall be made in a reasonably skillful manner.

Yard: An open unoccupied space on the same lot with a building extending along the entire length of a street, or rear or interior lot line.

I. Section PM-301.1.1, entitled "Containers", is hereby amended to read as follows:

Section PM-301.1.1. Containers.

The operator of every establishment or residence producing garbage, vegetable wastes, or other putrescible materials shall provide and at all times cause to be used, leakproof approved containers, provided with close fitting covers for the storage of such materials until removed from the premises for disposal. Such containers shall be emptied at least once a week by a licensed sanitary hauler. It shall be the owner's responsibility to assure this service is maintained.

All of Section PM-301.6, entitled "Noxious Weeds", is hereby deleted (See City Ordinance on Nuisance Vegetation).

J. Section PM-301.10, entitled "Motor Vehicles", is hereby amended to read as follows:

Section PM-301.10. Motor Vehicles.

Except as provided in other regulations, a vehicle of any type shall not at any time undergo major overhaul, including body work in a residential district.

K. Section 301.10.1, entitled "Residential Areas", is hereby deleted.

L. Section 301.10.2, entitled "Nonresidential Area", is hereby deleted.

M. Section PM-302.4.3, entitled "Openable Windows", is hereby amended to read as follows:

Section PM-302.4.3. Openable Windows.

Every window other than a fixed window shall be capable of being easily opened and shall be held in position and capable of being locked by window hardware.

N. Section PM-302.4.5, entitled "Door Hardware" is hereby amended to read as follows:

Section PM-302.4.5. Door Hardware.

Every exterior door, door hinge and door locking device shall be maintained in good condition and, except for exterior doors to any individual dwelling unit occupied as owner-occupied, meet the following additional requirements:

1. All swinging entrance doors to individual dwelling units shall be of wood or metal construction with a minimum thickness of one and three-eighths ($1 \frac{3}{8}$) inches and shall be minimally secured with a deadbolt lock capable of being activated from the outside by a key and from the inside by a turnpiece and having a throw of at least one-half ($\frac{1}{2}$) inch which penetrates the strike not less than three-eighths ($\frac{3}{8}$) inch; provided, however, that where individual dwelling units have more than one (1) exterior entrance, only the deadbolt lock to the main entrance door of that dwelling unit need be capable of being activated from the outside by a key. Where surface or rim mounted deadbolt locks and strikes are used, they shall be mounted, in solid construction material, with screws which penetrate said material not less than one and one-fourth ($1 \frac{1}{4}$) inches, or, in hollow construction material, with blind fasteners on doors and with molly type fasteners or toggle bolts on door casings or jambs.

2. For all swinging entrance doors to individual dwelling units in any multi-family apartment house dwelling or any boarding house, lodging house or tourist house dwelling which are not directly accessible from the outside of such a building or structure, a deadlocking latch capable of being activated from the outside by a key and from the inside without a key and having a throw of at least one-half ($\frac{1}{2}$) inch which penetrates the strike not less than three-eighths ($\frac{3}{8}$) inch may be used in lieu of the deadbolt lock specified above provided that all exterior entrance doors are directly secured with a deadlocking latch capable of being activated from the outside by a key and from the inside by an approved panic device and having a throw of at least five-eighths ($\frac{5}{8}$) inch which penetrates the strike not less than one-half ($\frac{1}{2}$) inch.

3. Where observation is not otherwise provided, a peephole, which is located so as to enable a person in an individual dwelling unit to view from the inside of the door any person immediately outside the door, shall be provided on the main entrance door to each individual dwelling unit.

4. The active leaf on all pairs of doors shall be secured in the manner specified in parts (1) and (2) of this section. The inactive leaf shall be equipped with flush or surface bolts at the head and the foot of the door.

5. All patio type doors opening onto patios or balconies which are less than one (1) story above ground level or are otherwise accessible from the outside shall be secured with a deadlock or hook type lock equipped with a turnpiece on the inside and with a throw which engages the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearances provided for installation and operation. The active leaf shall, in addition, be equipped with flush or surface bolts at the head and foot of the door.

O. Section PM-303.3, entitled "Interior Surfaces", is hereby amended to read as follows:

Section PM-303.3. Interior Surfaces.

Floors, walls, including windows and doors, ceilings, and other interior surfaces shall be maintained in good, clean, and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be eliminated. Access doors to rooming units shall meet the requirements of Section PM-302.4.5 of the Property Maintenance Code, as amended.

P. Section PM-404.5, entitled "Minimum Ceiling Height", is hereby amended to read as follows:

Section PM-404.5. Minimum Ceiling Height.

Habitable rooms shall have a clear ceiling height over the minimum area required by this code at not less than seven (7) feet, except that in attics or top half-stories, the ceiling height shall be not less than seven (7) feet over not less than one-third (1/3) of the minimum area required by this code when used for sleeping, study or similar activity. In calculating the floor area of such rooms, only those portions of the floor area of the room having a clear ceiling height of five (5) feet or more may be included.

Q. Section M-501.2, entitled "Rooming Houses", is hereby amended to read as follows:

Section M-501.2. Rooming Houses, Boarding Houses, Dormitories, Fraternities and Sororities.

At least one (1) water closet, lavatory basin and bathtub or shower properly connected to an approved water and sewer system and in good working condition shall be supplied for each six (6) persons or fraction thereof residing within a rooming house or dormitory wherever said facilities are shared. Such facilities shall be located within the structure as to be reasonably accessible to all persons sharing such facilities and from a common hall or passageway and shall be not more than one (1) story removed from any of the persons sharing such facilities.

R. Section PM-503.5, entitled "Water Conservation", is hereby amended to read as follows:

Section PM-503.5. Ventilation.

All toilet rooms shall be adequately ventilated either by an openable window or mechanical ventilation.

S. Section PM-504.4, entitled "Water Heating Facilities", is hereby amended to read as follows:

Section PM-504.4. Water Heating Facilities.

Where hot water is provided, water heating facilities shall be installed in an approved manner, properly maintained and properly connected with hot water lines to the fixtures required to be supplied with the hot water. Water heating facilities shall be 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, shower, and laundry facility or other similar units, at a temperature of not less than one hundred and twenty (120) degrees Fahrenheit. Each water heater shall have a pressure relief valve, a temperature relief valve or a combination pressure relief valve. Each relief valve shall have discharge piping to within six (6) inches of the floor. All gas water heaters shall have gas shut-off valves within easy access to the water heater.

T. Section PM-601.4.2, entitled "Clearance", is hereby amended to read as follows:

Section PM-601.4.2. Clearance and Location.

Safe clearance to combustible materials shall be maintained. Access to furnace or furnace rooms shall not be through any bedroom or bathroom.

U. Section PM-601.4.3, entitled "Safety Controls", is hereby amended to read as follows:

Section PM-601.4.3. Safety Controls and Fire Suppression.

All safety controls for fuel-burning equipment shall be maintained in effective operation. All gas fired furnaces shall have a gas shut-off valve on the gas supply piping within easy access from the furnace. All furnace/mechanical rooms shall have a fire rated ceiling or an approved sprinkler system, except in one- and two-family dwellings. All furnace/mechanical rooms in occupied areas shall be protected by one-hour wall enclosures, except in one- and two-family dwellings.

V. Section PM-602.1, entitled "Outlets Required", is hereby amended to read as follows:

Section PM-602.1. Minimum Electrical Requirements.

Where there is an electrical service available to a structure, the following shall be required:

1. In dwelling units every habitable room of 150 square feet in area or less shall have at least two (2) separate and remote duplex outlets. One additional duplex outlet shall be required for each additional fifty (50) square feet or fraction thereof.
2. Every hallway, bathroom, laundry room or mechanical room shall be adequately illuminated and provided with at least one (1) electric light fixture with wall switch and one (1) outlet.
3. Occupants of a dwelling unit shall have access to that unit's service panel.
4. All fuses shall be of the type "S" nontamperable type. All breakers and fuses shall be sized according to the connected distribution wire.
5. All switches, outlets, and junction boxes shall have cover plates.

6. All electric boxes shall fit securely in the wall and all receptacles shall have adequate tension.

7. Extension cords, drop cords, and zip cords are prohibited.

8. All exterior entranceways to the common areas of any multi-family apartment house dwelling or any boarding house, lodging house or tourist house dwelling shall be well-lighted at all times.

W. Section PM-701.0, entitled "Means of Egress", is hereby amended to read as follows:

Section PM-701.0. Means of Egress.

Section PM-701.1. General.

Every dwelling unit, rooming unit and dormitory above the first floor or second floor when window sills exceed fifteen (15) feet above ground level immediately below the window, shall have two means of egress leading to safe and open space at ground level; such egress or exit ways may use common or communicating corridors and hallways, but the two required exit ways from any one unit or floor shall not use a common interior stairs. Further, the location of exit discharge at the first floor must be remote or adequately separated by walls having a one-hour fire rating and properly installed smoke door. This section shall not apply to single family residences or farm buildings.

Section PM-701.2. Access.

Required access to an egress from rooming units, dormitory rooms and/or dwelling units shall be provided without passing through any other rooming unit, dormitory room or dwelling unit.

Section PM-701.3. Locked Doors.

All doors in the required means of egress shall be readily openable from the inner side without the use of keys. Exits from dwelling units shall not lead through other such units, or through toilet rooms or bathrooms.

Section PM-701.4. Fire Escapes.

All required fire escapes shall be maintained in working condition and structurally sound. Escape ladders are prohibited as a required means of egress.

Section PM-701.5. Exit Signs.

All exit signs where required shall be maintained, illuminated, and visible.

Section 8.5.4. TRAVEL TRAILERS AND MOBILE HOMES.

All moveable units used for human habitation, and the areas, grounds or parcels on which they are located, in compliance with the Zoning Ordinance, shall comply with the requirements of the Property Maintenance Code.

Section 8.5.5. INCONSISTENT ORDINANCES.

Ordinances or parts thereof in force at the time this Ordinance shall take effect and inconsistent herewith are hereby repealed.

Ordinance No. 7677-22, entitled "An Ordinance Amending the Minimum Housing Code, Article V of Chapter 8 of the Urbana City Code", and Ordinance No. 7475-73, entitled "Article V of the City of Urbana Minimum Housing Code", and Section 8.6 of the Urbana Municipal Code, entitled "Dangerous Building", are hereby repealed upon the effective date of this Ordinance.

This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1-2-4 of the Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 21st day of May, 1979.

PASSED by the City Council this 21st day of May, 1979.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 18th day of June, 1979.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

CERTIFICATE OF PUBLICATION

I, RUTH S. BROOKENS, City Clerk, City of Urbana, Illinois,
do herewith certify that I caused the above Ordinance to be duly
published in pamphlet form on the 23rd day of June 1979.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

