

1468.06 RESIDENTIAL RENTAL PROPERTY REGISTRATION, PERMIT AND INSPECTIONS.

(a) In addition to compliance with Evendale's short-term rental ordinance, owners of residential dwellings within the Village that let, sublet, rent, lease, or otherwise permit occupancy by someone other than the owner are required to obtain a rental permit from the Village. Upon permit application, the applicant shall include a completed copy of Hamilton County's Residential Rental Property Registration Form.

(b) Prior to the issuance of a permit, property owners seeking a rental registration permit shall do either of the following:

(1) Permit the rental property for which the permit is being sought to be inspected by the Building Commissioner and/or their designee(s) to determine compliance with this Code;

(2) Sign a sworn affirmation indicating that the property in question is in compliance with this Code; or

(3) Provide a written certification signed by a licensed Ohio architect or engineer confirming the residential rental property in question is in compliance with this Code.

(c) After the initial inspection or affirmation, rental properties must be inspected or a new affirmation submitted within five days prior to a change in occupancy.

(d) Owners are to provide a list of tenants for each occupancy, providing the names of the tenants of majority age and providing only the number of minor children that are/will be residing in the household.

(e) Failure to bring noticed violations into compliance with this Code as provided by Section 1468.13 may result in, among other legal action(s), permit revocation.

(f) Permits, unless otherwise revoked, are valid for five years from the date of issuance; however, a permit must be renewed when there is a change in occupancy.

(g) Permit administration fees will be set by Village ordinance.

(Ord. 16-78. Passed 12-13-16; Ord. 18-12. Passed 2-13-18.)

1468.07 RESIDENTIAL RENTAL PROPERTY INTERIOR MAINTENANCE REGULATIONS.

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

1468.07.1 - Kitchen Sink.

Every dwelling unit shall contain a kitchen sink which is properly connected to a water and sewer system approved by the Building Commissioner.

1468.07.2 - Bathroom.

Every dwelling unit shall contain a room which affords privacy to a person within such room and which is equipped with a flush water toilet, a sink and a bathtub or shower, connected to a water and sewer system approved by the Building Commissioner.

1468.07.3 - Bathroom Lights, Ventilation, Floor Surface

Every bathroom shall be lighted and ventilated. Every bathroom floor shall be constructed and maintained so as to be reasonably impervious to water.

1468.07.4 - Hot and Cold Water.

Every kitchen sink, lavatory, bathtub or shower shall be properly connected with hot and cold water lines. The hot water lines shall be connected to a hot water heating facility of adequate size which provides at times a temperature of not less than 120° F.

1468.07.5 - Potable Water.

Every dwelling and dwelling unit shall be supplied with a potable water supply. There shall be adequate water supply and pressure at all installed hot and cold water outlets.

1468.07.6 - Plumbing.

All plumbing and plumbing facilities (i.e. sinks, faucets, hot water tanks, pipes, water lines, sewer lines, garbage disposals, etc.) shall be properly installed and maintained in good working condition, free from defects, leaks, and obstructions.

1468.07.7 - Garbage and Rubbish Storage Facilities.

Every dwelling shall be supplied with adequate garbage and rubbish storage facilities, type and location of which prevent infestation from vermin.

1468.07.8 - Interior Infestation.

The interior of every structure used for human habitation shall be free from insect, rodent, and vermin infestation.

1468.07.9 - Unobstructed Egress.

Every dwelling shall have an unobstructed means of egress leading to an open outdoor space at ground level. Hallways, doorways, stairwells and other areas leading to the outside shall be kept free from accumulated garbage, debris, furnishings or other items that prevent access to the outside.

1468.07.10 - Window Required.

Every habitable space shall have at least one, openable window or skylight facing directly to the outdoors. The minimum total window area, for every habitable space, is to be eight percent 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 must be equal to at least eight percent of the total floor area of such room.

1468.07.11 - Maintenance of Doors and Windows.

Every window and exterior door shall be reasonably weathertight, watertight and rodent proof.

1468.07.12 - Structural Integrity.

Every foundation, floor, ceiling, wall, stairway, roof and other structural components of a dwelling shall be reasonably weather-tight, rodent proof and free of any holes, broken, deteriorated or missing components.

1468.07.13 - Dampness and Fungus Growth.

All habitable spaces shall be free of excessive dampness, mold, mildew or other fungus.

1468.07.14 - Heating Facilities.

Every dwelling shall have heating facilities, such as a furnace, which are properly installed, are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable space and bathrooms located therein to a temperature of at least 70° F.

1468.07.15 - Electric.

A. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70.

B. The service supply for existing single-family dwelling shall be a minimum of 60-ampere capacity.

C. All electrical systems, outlets, fixtures and components shall be properly installed and maintained in good working condition, free from defects.

D. Where it is found that the electrical system constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient for similar reasons, the Building Commissioner shall require the defects to be corrected to eliminate the hazard.

1. Every habitable space in a dwelling shall contain at least two separate floor or wall-type electric convenience outlets.

E. Where required by the Building Code, ground-fault circuit interrupter receptacles shall not be removed or otherwise modified.

1468.07.16 - Facility/Utility Maintenance and Upkeep.

Every supplied facility, piece of equipment, or utility which is required under this regulation shall be so constructed, installed or operated that it will function safely and effectively and shall be maintained in satisfactory working condition. No owner or operator, or occupant shall cause any service, facility, equipment, or utility which is required under this regulation to be removed from or shut off from or discontinued for an occupied dwelling, except for such temporary interruption as may be necessary while actual repair or alterations are in process, or during temporary emergencies when discontinuance of service is approved by the Building Commissioner.

1468.07.17 - Minimum Floor Area.

Every dwelling shall contain a minimum gross floor area of at least 150 square feet of space in habitable spaces for the first occupant and at least 130 square feet of space in habitable space for each additional occupant.

1468.07.18 - Ceiling Height.

Every habitable space shall have a minimum ceiling height of seven feet over 50 percent of the floor area; and the floor area where the ceiling height is less than five feet shall not be considered as part of the floor area in computing minimum gross floor area.

1468.07.19 - Bedrooms - Floor Area.

Every room occupied intended for use as a bedroom by one occupant shall contain at least 70 square feet of floor space, and every room intended for use as a bedroom

by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.

1468.07.20 - Room Arrangement.

A. No dwelling shall have room arrangements such that access to a bedroom can be had only by going through another bedroom unless there are no locking doors in the direction of the means of egress out of the rooms; and

B. No dwelling shall have room arrangements such that access to a bedroom be had only through a bathroom or water closet compartment.

1468.07.21 - Basements.

No area of a basement shall be used as a bedroom unless:

A. The floors and walls of the habitable areas of the basement are impervious to leakage of underground and surface runoff water and are effectively insulated against dampness;

B. Adequate light and ventilation are supplied to the habitable areas of the basement; and

C. A second means of egress exists from each bedroom.

1468.07.22 - Smoke and Carbon Monoxide Detectors/Alarms.

Each dwelling shall have smoke detectors and carbon monoxide detectors installed to the following specifications:

A. At least one carbon monoxide detector/ alarm and one smoke detector/alarm - or a unit which is a combination carbon monoxide/smoke detector/alarm, shall be installed on a ceiling or wall within ten feet of all bedrooms;

B. All carbon monoxide detectors/alarms and smoke detectors/alarms shall be installed in accordance with the manufacturers' installation instructions;

C. When activated, the carbon monoxide detector/alarm and smoke detector/ alarm shall be clearly audible over all background noise levels and with all intervening doors closed from the bedroom which it is intended to serve.

D. All installed carbon monoxide detectors/alarms and smoke detectors/ alarms shall be designed to emit a signal when batteries are low, and shall be in proper working order; and

E. There shall be at least one smoke detector/alarm on each level of the dwelling unit.

1468.07.23 - Fire Extinguisher.

At least one operational and unexpired fire extinguisher shall be available and maintained in all non-owner occupied, residential dwellings at all times, regardless of occupant load.

1468.07.24 - Storage of Materials.

Combustible materials, liquids, gases, etc. (i.e. fuels, kerosene, coal, varnish/stains, etc.) shall be stored in approved, appropriate containers or cabinetry and away from ignition sources such as furnaces, hot water heaters, stoves, etc.

1468.07.25 - Condemnation for Unfit Conditions.

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 Commissioner.

A. 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.

B. One which lacks illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or of the public.

C. One which because of its general condition or location is insanitary, or otherwise dangerous to the health or safety of the occupants or of the public.

(Ord. 16-78. Passed 12- 13-16.)