

## **DEFINITIONS.**

*Building* shall mean any structure or part thereof not a dwelling.

*Dwelling* shall mean any structure or part thereof, which is used or intended to be used for human habitation, except that it does not include any recreational vehicle or camper.

*Habitable Room* shall mean a room or space used for living, sleeping, eating or cooking but does not include bathrooms, laundry rooms, halls, closets and storage spaces.

*Inspector* shall mean the Code Enforcement Officer of the City of Kings Mountain or any authorized agent of the Code Enforcement Officer.

*Occupant* shall mean any person living, sleeping, cooking or eating in or having actual possession of a dwelling.

*Owner* shall mean the holder of the title in fee simple and every mortgage, judgement and lien holder of record.

*Parties of Interest* shall mean all persons who have interests of record in a dwelling.

*Unfit for Human Habitation* shall mean that conditions exist in a dwelling which violate or do not comply with one or more of the minimum standards established by this chapter.

## **MINIMUM STANDARDS FOR DETERMINING UNFITNESS.**

The Inspector shall determine that a dwelling is unfit for human habitation if the Inspector finds that any of the following conditions exist:

(1) Walls, sill plates, joist, rafters or other structural members shall not list, lean or buckle, and shall not be rotted, deteriorated, or damaged and shall not have holes or cracks which might admit rodents.

(2) Floors or roofs shall have adequate supporting members and strength to be reasonably safe for the purpose used.

(3) Foundation walls, piers or other foundation supports shall be maintained in such condition that they will not fail or collapse.

(4) Steps, landings, railings, guardrails, porches or other parts or appurtenances shall be maintained in such condition that they will not fail or collapse.

(5) The roof, flashings, exterior walls, foundation walls, floors, and all doors and windows exposed to the weather shall be constructed and maintained so as to be weathertight, watertight and rodent proof.

(6) All exterior elements including siding, fascia, eaves, soffits, vent screenings, gutters and downspouts shall be complete, free from rot and decay and properly installed.

(7) There shall be no chimneys or parts thereof which are defective, deteriorated or in danger of falling.

(8) Interior walls, floors and ceilings of all rooms, closets and hallways shall be finished with suitable materials, which will, by use of reasonable household methods promote sanitation and cleanliness.

(9) Each dwelling shall be connected to a potable water supply and to a public sewer or other approved sewage disposal system.

(10) Each dwelling shall contain not less than a kitchen sink, lavatory, tub or shower, water closet and water heater.

(11) Hot and cold water shall be provided to the kitchen sink, tub or shower and lavatory.

(12) All plumbing fixtures and faucets shall be maintained in a state of good repair and in good working condition.

(13) All required plumbing fixtures shall be located within the dwelling. The bathroom shall be located in a room that affords privacy to the user.

(14) Plumbing drains, vents and sewage piping shall be maintained in proper sanitary working condition.

(15) Water supply piping shall be adequately protected from freezing.

(16) Extension cords shall not be a substitute for permanent wiring. Extension cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

(17) Laundry rooms and each bathroom shall contain at least one receptacle outlet.

(18) Each bedroom, bathroom and kitchen shall contain a ceiling or wall mounted light fixture controlled by a wall switch.

(19) Hallways, laundry rooms and similar rooms shall contain a ceiling or wall mounted light fixture controlled by either a wall switch or a pull chain.

(20) Every electrical outlet and fixture, and all electrical wiring and equipment shall be installed, maintained and connected to an approved source of electric power in accordance with the National Electrical Code.

(21) Every dwelling shall have a safe and properly installed means of providing heat to maintain a minimum temperature of 68 degrees Fahrenheit in all habitable rooms and bathrooms during ordinary winter days.

(22) All heating equipment, flue piping, duct, chimney liners, vents and fuel piping shall be maintained in a state of good repair, safe and good working condition.

(23) Unvented gas appliances are prohibited in bedrooms.

(24) Every habitable room shall have a window facing directly to the outdoors with a total openable area of window(s) to equal 8 percent or more of the floor area of the room served, unless mechanical means of ventilation are provided.

- (25) Each bathroom shall have an operable window or be provided with an approved mechanical exhaust system.
- (26) Clothes dryer exhaust duct shall terminate independently to the exterior.
- (27) Attics and crawl spaces shall be properly ventilated.
- (28) Minimum ceiling height in habitable rooms and hallways shall be 7'. All other rooms and spaces shall have a minimum ceiling height of 6'-8". Rooms with sloped ceilings shall have a minimum ceiling height of 7' for at least fifty percent of the required floor area of that room.
- (29) All required egress doors and windows shall be unobstructed and readily openable from the inside.
- (30) Each bedroom shall contain an egress door with direct access to the exterior or an emergency escape egress window in accordance with the applicable building code.
- (31) Smoke detectors and carbon monoxide detectors shall be in proper working condition and located in accordance with the applicable building code.
- (32) Exterior surfaces shall be resistant to deterioration or treated with a protective coating of paint, stain or other approved covering material and maintained in good repair to prevent deterioration.
- (33) Skirting material shall be maintained free from broken or missing sections and securely attached to the structure and properly sized from the ground to the lower outside perimeter of the structure.
- (34) All windows opening to the outside shall be adequately screened unless the room is served by an approved ventilating system. Screens shall not be torn and shall fit the window opening snugly. Screens shall not be permanently attached to the window frame or sash.
- (35) All windows and doors shall be maintained in proper working condition and free of broken or missing panes of glass. Exterior doors and window openings shall not be boarded up unless otherwise approved by the Inspector.
- (36) Crawl spaces shall be kept free from trash and debris.
- (37) Yards shall be graded so as to prevent the accumulation of stagnant water and to allow positive drainage away from the foundation of the dwelling.
- (38) Extermination of insects, rodents and other pests within the dwelling is the responsibility of the owner and shall be conducted as needed.
- (39) Detached garages, storage buildings and all other accessory structures to the dwelling shall be maintained and kept in good repair and sound structural condition.