

DEPARTMENT OF PUBLIC WORKS


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TO: Municipal Services Committee

FROM: Kurt W. Craanen, Inspections Supervisor 
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SUBJECT: Proposed Ordinance Change to Chapter 4-239 Definitions

DATE: April 8, 2014

Below are proposed changes to Section 4-239(6) of the Municipal Code. The reasons for the proposed changes are to clarify the types of properties this section of the code applies to, and to amend the code section referencing the minimum allowed temperature in a dwelling unit as the Uniform Dwelling Code (UDC) has been changed and the ordinance needs to be updated.

Sec. 4-239. Lighting, ventilation and heating.

~~No person shall occupy as owner-occupant or let or offer to let for occupancy any dwelling or dwelling unit for the purpose of living therein which does not comply with the following requirements:~~

All residential dwellings, or portion thereof, shall be maintained to comply with the following requirements:

(6) Every owner or operator of any dwelling who rents, leases or lets for human habitation any dwelling unit contained within such dwelling on terms, either expressed or implied, to supply or furnish heat to the occupants thereof, shall maintain therein a minimum temperature of seventy (70) degrees Fahrenheit or in accordance with the design standards established in the Wisconsin Uniform Dwelling Code, SPS ~~322.07~~ 322.40. Whenever a dwelling is heated by means of a furnace, boiler or other heating apparatus under the control of the owner or operator of the dwelling, such owner or operator, in the absence of a written contract or agreement to the contrary, shall be deemed to have contracted, undertaken or bound himself to furnish heat in accordance with provisions of this subsection to every dwelling unit which contains radiators, furnace heat duct outlets, or other heating apparatus outlets.