

DEPARTMENT OF PUBLIC WORKS

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TO: Municipal Services Committee

FROM: Kurt W. Craanen, Inspections Supervisor *KWC*
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SUBJECT: Proposed Ordinance Change to Chapter 4-143

DATE: April 8, 2014

Below is proposed language to be added to Chapter 4 of the Municipal Code. The reason for the proposed language is to provide clear code language that gives the City the ability to address property maintenance issues for commercial buildings.

Section 4-143 Maintenance Generally

- (a) All commercial structures and buildings, or portions thereof, shall be maintained to comply with the following requirements:
- (1) Every foundation, exterior wall and roof and gutter system shall be reasonably weather tight, waterproof and rodent-proof and shall be kept in a good state of maintenance and repair.
 - (2) Every interior partition wall, floor and ceiling shall be capable of affording privacy, kept in a reasonably good state of repair and maintained so as to permit it to be kept in a clean and sanitary condition.
 - (3) All rainwater shall be so drained and conveyed from every roof so as not to cause dampness in the walls, ceilings or floors of any habitable room, or any bathroom, or of any toilet room.
 - (4) Every inside and outside stairway, every porch and every appurtenance thereto shall be constructed in accordance with applicable building codes; and shall be kept in sound condition and a reasonably good state of maintenance and repair.
 - (5) Every supplied plumbing fixture and water or waste pipe shall be properly installed in accordance with the Wisconsin Plumbing Code and shall be maintained in good, sanitary

working condition.

- (6) Every chimney and every supplied smoke pipe shall be adequately supported, reasonably clean and maintained in a reasonably good state of repair.
- (7) Every toilet room floor surface and bathroom floor surface shall be maintained so as to be impervious to water and so as to permit such floors to be kept in a clean and sanitary condition.
- (8) Every supply facility, piece of equipment, or utility which is required under this article shall be so constructed or installed that it will function properly and shall be maintained in reasonably good working condition.
- (9) Every parking lot, driveway and sidewalk shall be kept in good state of repair and shall be maintained in conformance with the approved site plan when applicable. Handicap accessible parking stalls shall be provided in accordance with State building code at the time maintenance and repair work is done.