

## Chapter 5

### MINIMUM HOUSING AND MAINTENANCE STANDARDS

#### Section 5-1. TITLE

This ordinance shall be known and may be cited as the "Archer Minimum Housing and Maintenance Standards." (Ordinance 6-2010; June 28, 2010)

#### Section 5-2. Provisions Remedial; Applicability: General

1. This chapter is hereby declared to be remedial and shall be applicable to all existing dwelling and dwelling units, as well as new structures.
  - a) The provisions of this chapter shall apply to all dwelling and dwelling units or portions thereof regardless of when such dwelling and dwelling unit was constructed.
  - b) This chapter establishes minimum housing standards and does not replace or modify standards otherwise established for construction, replacement or repair of buildings as established by the Alachua County Building Code or other applicable state or federal codes, except such as are contrary to the provisions of this chapter.
  - c) All definitions included in Chapter 12, Code of Ordinances of the City of Archer, or any succeeding provisions thereto, shall be incorporated herein by reference.
  - d) The owner of the dwelling and dwelling unit shall maintain the interior and exterior of the units in compliance with these requirements, except as otherwise provided. A person shall not occupy as owner-occupant, or permit another person to occupy any dwelling and dwelling unit, which does not comply with the requirements of this chapter.
  - e) Alterations, repairs or rehabilitation work shall not cause an existing dwelling and dwelling unit to become unsafe or otherwise in violation of this chapter. (Ordinance 6-2010; June 28, 2010)
2. **Maintenance**

All dwellings and dwelling units, both new and existing, and all parts thereof shall be maintained in a safe and sanitary condition in accordance with this chapter. All devices or standards which are required by this chapter in a dwelling when erected, altered or repaired shall be maintained in good working order. (Ordinance 6-2010; June 28, 2010)
3. **Unsafe Dwellings and Dwelling Units**

All dwellings and dwelling units which are unsafe, unsanitary or unfit for human habitation, which constitute a fire hazard or are otherwise dangerous to human life, dilapidated, in poor

maintenance or abandoned or fail to maintain both electricity and running potable water are considered nuisance buildings. All such nuisance buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition. (Ordinance 6-2010; June 28, 2010)

#### 4. **Minimum Standards**

Every dwelling and dwelling unit shall comply with the following requirements:

- a) Every foundation and footer, every exterior and interior wall, roof, floor, ceiling, window, door, stairs, steps and handrails shall be structurally sound and maintained in good repair.
- b) There shall be no chimneys or parts thereof which are defective, deteriorated or in danger of falling, or in such condition or location as to constitute a fire hazard.
- c) Every window, other than a fixed window, shall be easily operable and capable of being held in position by window hardware. (Ordinance 6-2010; June 28, 2010)

#### 5. **Minimum Standards for Equipment and Facilities.**

##### (1) **Plumbing Services**

- a) Each dwelling and dwelling unit shall contain plumbing properly installed and maintained in good sanitary working condition free from defects, leaks, and obstructions. All plumbing systems shall abide by the Alachua County Building Code.
- b) Every dwelling and dwelling unit shall have water heating facilities which are properly installed and maintained in a safe and good working condition. (Ordinance 6-2010; June 28, 2010)

##### (2) **Electrical Systems**

- a) Any inhabited dwelling or dwelling unit shall be connected to a public, or otherwise approved source of electrical power. All electrical systems shall abide by the Alachua County Electrical Code.
- b) All electrical wiring and accessories shall be maintained in good, safe working condition. No wiring, outlets or connections shall be left exposed so as to create a hazardous condition. (Ordinance 6-2010; June 28, 2010)

#### 6 **Responsibility of Owner/Occupant.**

Every owner of a dwelling or dwelling unit and every occupant thereof shall be responsible for maintaining it in a clean and sanitary condition. (Ordinance 6-2010; June 28, 2010)

#### 7 **Responsibility for Property Under Construction.**

It shall be the joint responsibility of the owner of any property upon which construction is occurring and any contractor responsible for said construction to comply with the following requirements:

- a) Ensure that all construction materials, waste and trash are contained upon the property.
- b) Ensure that all streets and sidewalks adjoining the construction site remain free of any construction materials, debris or waste. (Ordinance 6-2010; June 28, 2010)

**8 Exemptions.**

Any city owned property and any building or structure undergoing remodeling, restoration, repair or renovation, provided that the violations of this ordinance will be corrected thereby and that the period thereof does not exceed six consecutive months. (Ordinance 6-2010; June 28, 2010)

**9 Penalties for Offenses.**

The provisions of this ordinance shall be enforced by the City Manager, the Code Enforcement Officer or designated representative and any person, firm, corporation or agent who or which violates the provisions of this chapter shall be subject to the administrative fines, costs of repairs, and or liens, as set forth pursuant to Chapter 162 Florida Statutes. (Ordinance 6-2010; June 28, 2010)