

ORDINANCE

By Ellison and Vetaw

Amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 244.500 of the above-entitled ordinance be amended to read as follows:

244.500. - Foundations, roofs, exterior walls and surfaces. (a) All exterior surfaces shall be of a material manufactured or processed specifically for use in such a weather-exposed location, including redwood and other naturally suitable materials, and every exterior wall, chimney, foundation and roof shall be reasonably weathertight, watertight and rodentproof; and shall be kept in a professional state of maintenance and repair. Exterior walls shall be maintained and kept free from dilapidation by cracks, tears or breaks or from deteriorated plaster, stucco, brick, wood or other material that is extensive and gives evidence of long neglect. Exterior surfaces and surface coverings, such as but not limited to wood, cellulose insulation, and paper, paint, and other wall coverings, including paper-faced gypsum board, shall have no signs of visible mold growth or chronic or persistent excessive dampness or moisture.

(b) The protective surface on exterior walls of a building above ground level shall be maintained in good repair so as to provide a sufficient covering and protection of the structural surface underneath against its deterioration. Without limiting the generality of this section, a protective surface of a building shall be deemed to be out of repair if:

(1) The protective surface has paint which is blistered, cracked, flaked, scaled or chalked away, including window trim, cornice members, porch railings and other such areas;

(2) The pointing of any chimney or the pointing of any brick or stone wall is loose or has fallen out.

(c) Any exterior surface or plane required to be repaired under the provisions of this section shall be repaired in its entirety.

(d) No exterior wall of any dwelling or building accessory thereto shall have paint which is blistered, cracked, flaked, scaled or chalked away.

(e) No person shall apply any paint on the exterior surface of any dwelling or building accessory thereto unless such paint contains less than 0.06 percent lead.

Section 2. That Section 244.510 of the above-entitled ordinance be amended to read as follows:

244.510. - Interior. (a) Every interior partition, wall, floor, door, window, trim surface, radiator and ceiling shall be kept in a professional state of repair. In other than owner-occupied dwellings such interior partitions, walls and ceilings shall be provided with an interior finish material specifically manufactured for, and intended to be used as, an interior finished surface. Walls, floors and ceilings that are required to be fire rated by new construction regulations shall be maintained and repaired to prevent a lowering of the resistance to fire or the spread of fire. In addition, maintenance and repairs to walls, floors and ceilings separating dwelling units, or dwelling units from public corridors or stairways shall be done in a manner which will not reduce the sound transmission class of such walls, floors or ceilings. Dwelling unit doors leading to communal, shared or public areas, when replaced, shall be replaced with an approved solid core door not less than one and three-eighths (1 3/8) inches in thickness. For the purposes of this section, professional state of repair shall apply to the repair and application of interior finishes. Interior finishes shall meet the flame spread classification set forth in Chapter 42 of the Building Code when such interior

finishes are hereafter altered, refinished, repaired or replaced. Bathroom and toilet room floor surfaces shall be reasonably impervious to moisture.

(b) No person shall apply any paint on the interior surface of any dwelling or dwelling unit, unless such paint contains less than 0.06 percent lead.

(c) No interior wall of any dwelling or building accessory thereto shall have paint which is blistered, cracked, flaked, scaled or chalked away.

(d) Interior surfaces and surface coverings, such as but not limited to carpet, wood, cellulose insulation, and paper, paint, and other wall coverings, including paper-faced gypsum board, shall have no signs of visible mold growth or chronic or persistent excessive dampness or moisture. Building material that is discolored or deteriorated by mold or mildew or causes a moldy or earthy odor shall be cleaned, dried, and repaired. Structurally unsound material shall be removed and replaced. The underlying cause of excessive dampness or moisture, or moldy or earthy odor, shall be investigated and corrected.

Section 3. That Section 244.520 of the above-entitled ordinance be amended to read as follows:

244.520. - Rainwater drainage. The building's drainage system, such as footing or foundation drains, gutters, downspouts, rainwater collection containers, or other elements, shall direct water away from the structure. 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 portion of the dwelling or of any adjacent building or structure. Gutters and downspouts, if provided, shall be kept in a professional state of repair and in compliance with the provisions of section 244.500. Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of water on the premises, within a crawlspace, or within the structure.