

**THE CITY OF LOG CABIN, TEXAS
ORDINANCE NUMBER 48-C**

MINIMUM STANDARDS CODE

AN ORDINANCE SUPERSEDING:

- THE MINIMUM STANDARDS CODE, ORDINANCE 48-A, OF THE CITY OF LOG CABIN, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 17TH DAY OF JULY, 1997;
- THE VACANT BUILDING REGULATIONS AMENDMENT ORDINANCE NO. 48-B, OF THE CITY OF LOG CABIN, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 16TH DAY OF MARCH, 1996; AND
- THE VACANT BUILDING REGULATIONS AMENDMENT TO ORDINANCE NO 48-A & B, OF THE CITY OF LOG CABIN, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 17TH DAY OF JULY, 1997;

AND ENACTING A REVISED MINIMUM STANDARDS CODES ORDINANCE ESTABLISHING AND PROVIDING FOR MINIMUM REQUIREMENTS FOR DWELLING EQUIPMENT AND FACILITIES, VENTILATION AND LIGHT, SAFE AND SANITARY MAINTENANCE, INGRESS AND EGRESS, AND FOR MAINTENANCE AND INSPECTION OF VACANT BUILDINGS.

SECTION I. MINIMUM REQUIREMENTS FOR EQUIPMENT AND FACILITIES.

A. No person shall occupy, or let to another for occupancy and no owner shall suffer or permit any person to occupy and dwelling or dwelling unit for the purpose of living, sleeping, cooking or eating therein or any building for any purpose which does not comply with the following minimum requirements:

1. Every building intended for human occupancy and every dwelling unit shall contain a room which affords privacy to a person within said room and which is equipped with a flush water closet and a lavatory basin in good working condition and properly connected to a water and sewer system approved by the Minimum Standards Board. Such room shall contain a window which may be opened for outside air or mechanical or gravity ventilation in proper operating condition which meets the requirements of the Building Code.
2. Every dwelling unit shall contain, within a room which affords privacy to a person within said room, a bathtub or shower in good working condition and properly connected to a water and sewer system approved by the Board.
3. The water closet, lavatory and bath or shower required herein may be located in one room provided that such room is separate from all habitable rooms in the dwelling unit.

4. No dwelling or dwelling unit containing two (2) or more sleeping rooms shall have room arrangements so that access to a bathroom or water closet compartment intended for use by occupants of more than one (1) sleeping room can be had only by going through another sleeping room, nor shall room arrangements be such that access to a sleeping room can be had only by going through another sleeping room or a bathroom or water closet compartment.
5. Every dwelling unit shall contain a kitchen sink.
6. Every kitchen sink, lavatory, bathtub, shower and water closet required by this Code shall be maintained in good operating condition and shall be properly connected to water and sewer systems approved by the Minimum Standards Board in accordance with the ordinances of the City.
7. Every kitchen sink, lavatory, bathtub or shower required by this Code shall be connected and supplied with hot and cold running water. The hot water shall be supplied at a minimum temperature of 120 degrees Fahrenheit.
8. Every dwelling unit shall have heating facilities which are properly installed, are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms and water closet compartment contained therein to a temperature of 68 degrees Fahrenheit, at a distance of 18 inches above floor level when the outside temperature is minimum 10 degrees Fahrenheit, provided that gas or electric appliances designed exclusively for cooking or water heating purposes shall not be considered as heating facilities within the meaning of this provision.
9. During that portion of each year when the Board deems it necessary, the windows and doors and other openings to external air of every dwelling unit shall be equipped with adequate screens and appliances so attached and arranged as to prevent the ingress of flies and mosquitoes to the interior of such dwelling unit. Such openings in non-residential buildings used or intended to be used to provide natural ventilation shall be equipped with adequate screens and appliances as above.
10. Every habitable room shall contain at least two (2) separate floor and wall type electric convenience outlets, or one (1) such convenience outlet and one (1) supplied electric light fixture, and every water closet compartment, bathroom or hall, furnace room or laundry room shall contain at least one (1) wall or ceiling type electric light fixture. Every electric outlet and fixture shall be properly installed and maintained in good and safe working condition, and shall be connected to the source of electric power in a safe manner. Every kitchen shall have an additional grounded duplex electric convenience outlet in addition to the requirements for a habitable room and this extra outlet shall be a minimum of six (6) feet from any other required outlet.
11. Every public hall, stairway and passageway in a dwelling containing four (4) or more dwelling units shall be adequately lighted at all times. Every public hall, stairway and passageway in structures devoted solely to dwelling occupancy and

containing less than four (4) swelling units shall be supplied with conveniently located switches, controlling an adequate lighting system which may be turned on as needed.

12. Every dwelling unit shall be supplied with adequate closeable rubbish and garbage disposal facilities or storage containers, which prevent access by insects, rodents or other pests.

13. Every dwelling unit shall be arranged in such a manner that each room is accessible from every other room without the use of hallways, rooms or other areas not exclusively a part of such dwelling unit. No swelling unit shall be accessible from any hallway, room or other area not exclusively a part of such swelling unit except through a doorway equipped with a door and a lock.

14. Heating plants designed or intended to serve more than one (1) dwelling unit shall not be located in a habitable room.

15. Sleeping rooms in swelling units containing one (1) or more sleeping rooms must have closeable doors that afford privacy.

SECTION II. MINIMUM REQUIREMENTS FOR VENTILATION AND LIGHT.

A. No person shall occupy as owner-occupant or let to another for occupancy, and no owner shall suffer or permit any person to occupy any dwelling unit for the purpose of living, sleeping, cooking, or eating herein, which does not comply with the following minimum requirements:

1. Subject to the limitation provided in subsection two (2) of this Section every habitable room, except a kitchen having a floor area not exceeding eighty (80) square feet, shall have at least one window facing directly outdoors. The minimum total window area, computed on the basis of clear glass surface, for every habitable room shall be eight percent (8%) of the floor space of such room. Artificial lighting may be permitted in place of natural if in accordance with the Building Code, except that sleeping rooms must have operable windows for emergency egress in accordance with the Building Code.

2. Whenever a window of any such room faces or abuts on any structure located less than three (3) feet from the window and extending to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the required minimum total window area

3. Every habitable room shall have one (1) or more of the following ventilation systems:

a. At least one (1) window which can be easily opened, with the total of all such operable window area in such room at least forty-five percent (45%) of the minimum window area size required by subsection one (1) of this Section.

b. A ventilator or similar device, leading directly to outside air, with effective opening area equivalent to the operable window area required under subsection (3)(a) of this Section.

c. A forced air ventilation system, properly installed, maintained in safe and good working condition, supplying outside air to such room which meets the requirements of the Building Code.

SECTION III. MINIMUM REQUIREMENTS FOR SAFE AND SANITARY MAINTENANCE: DWELLING UNITS AND OTHER BUILDINGS.

A. No person shall occupy as owner-occupant or let to another for occupancy and no owner shall suffer or permit any person to occupy any dwelling or dwelling unit for the purpose of living, sleeping, cooking or eating therein, or any building or real property for any purpose, which does not comply with the following minimum requirements.

1. Every foundation, floor, wall, ceiling and roof shall be reasonable weather-tight, watertight, and rodent-proof; shall be capable of affording privacy; and shall be well maintained and kept in good condition and repair.

2. Every window and exterior door shall be reasonably weather-tight, watertight, and rodent-proof, and shall be kept in good repair.

3. Every plumbing fixture and water and waste pipe shall be maintained in good sanitary working condition, free from defects, leaks, and obstruction.

4. Every water closet compartment floor surface and bathroom floor surface shall be constructed and maintained so as to permit such floor to be easily kept in a clean and sanitary condition.

5. Every supplied facility, piece of equipment, or utility which is required under this Code shall be maintained in satisfactory working condition so that it will function safely and effectively.

6. No owner, operator or occupant shall cause any service facility, equipment, or utility which is required under this Code, to be removed from or shut off from or discontinued from any occupied dwelling or building let or occupied by him, except such temporary interruption as may be necessary while actual repairs or alterations are in process, when discontinuance of service is approved by the Board, and except during temporary emergencies.

7. Where a habitable room or dwelling unit is located above an area used for parking or storage of motor vehicles, a fire stop of one-hour fire resistive materials, approved by the Board, shall be provided above such area and below the floor of such room or unit.

8. The owner of a building shall be responsible for the protection of all exterior building surfaces from the elements, whether or not the building is occupied. Painted surfaces shall be kept in good condition and rotted wood must be replaced.

9. Every interior and exterior stairway and porch, and appurtenance thereto shall be maintained and capable of supporting the design load set forth in the Code.

10. Every fence shall be kept in good repair and any rotted or deteriorated material shall be replaced and painted or otherwise coated surfaces shall be reasonable maintained to its intended appearance. Any screen fence required as a condition of approval of a subdivision or side plan shall be maintained in a like manner.

11. Every occupant of a dwelling unit or building, shall keep that part of the dwelling, dwelling unit, building, yards, garages, and accessory buildings which he occupies or over which he has exclusive possession and right of control in a safe and sanitary condition, clear and free from any accumulation of dirt, filth, junk, rubbish, garbage or similar matter, from vermin or rodent infestation, and from materials or conditions of maintenance which tend to encourage or support infestation of such accumulations.

12. Every occupant of a dwelling unit or building shall keep all plumbing, heating and ventilation fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation of electrical fixtures and convenience outlets in such dwelling unit or building.

13. Except as it may be the responsibility of every occupant under subsection (1) of this Section, every owner shall keep the building, yards, garages, and accessory buildings in a safe and sanitary condition, clean and free from any accumulation of dirt, filth, junk, rubbish, garbage or similar matter, from vermin or rodent infestation, and from materials or conditions of maintenance which tend to encourage or support such infestation or such accumulations, whether or not the property is occupied.

14. Every occupant of any building or a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rodents, or other pests therein or on the premises, and every occupant of a dwelling unit in a dwelling containing more than one (1) dwelling unit or space in a building containing more than one (1) tenant space shall be responsible for such extermination whenever his dwelling unit or tenant space is the one infested. Notwithstanding the foregoing provisions of the subsection, whenever infestation is caused by failure of the owner to maintain a dwelling or building in rodent-proof or reasonable insect-proof condition, extermination shall be the responsibility of the owner. Whenever infestation exists in two (2) or more of the dwelling units or spaces, or in the shared or public parts of any building containing two (2) or more dwelling units or spaces, extermination thereof shall be the responsibility of the owner.

15. Every occupant of a dwelling or dwelling unit or building shall dispose of all his rubbish, garbage and any other waste in a clean and sanitary manner, by placing it in

proper garbage disposal facilities or garbage storage containers. It shall be the responsibility of the owner to supply such facilities or containers of all buildings including apartment houses except that in single family and two family dwellings, such facilities or containers shall be provided by the occupant.

16. Every owner shall provide and install screens on every dwelling unit.

SECTION IV. MINIMUM REQUIREMENTS FOR INGRESS AND EGRESS.

No person shall occupy or let to another for occupancy, and no owner shall suffer or permit any person to occupy any dwelling or dwelling unit for the purpose of living, sleeping, cooking, or eating therein, or any building for any purpose which does not comply with the Building Code and the Fire Code regarding required exits and exit arrangements.

SECTION V. VACANT BUILDINGS.

A. Maintenance of Vacant Buildings. Every dwelling, house, building or other similar structure (hereinafter referred to as a building) within the City of Log Cabin, Texas, which has been vacant over ninety (90) days shall comply with the following requirements:

1. All exterior doors and windows shall be kept in sound working condition and free of broken glass;
2. All exterior doors shall be equipped with a workable lock or locking device and shall be kept securely locked during the period of time said building is vacant;
3. All windows shall be secured by a latch, lock, or other means so as to prevent easy entry into said structure by children, vagrants, or other unauthorized persons;
4. All exterior walls and roof shall be kept in good repair and free of holes, cracks, defective materials and structural deterioration so as to keep such building from becoming a breeding place for rodents, pigeons, cockroaches and disease carrying varmints;
5. Both the interior and exterior of said building and the premises thereon shall be kept free of any accumulation of paper, hay, moss or other flammable or combustible rubbish or waste material or any other building or premises in case such waste material should become ignited;
6. Both the interior and exterior premises shall be kept free of any accumulation of trash, garbage, rubbish or any waste material of such quantity as to constitute an unsanitary condition.

B. Inspection of Vacant Buildings. An inspection of every building located within the corporate limits of the City which has remained vacant for over ninety (90) days shall be performed as described in City Ordinance 49, for the purpose of determining whether the

building is substandard, uninhabitable or dangerous. If such a determination is made, the provisions of City Ordinance 49 will be applied.

SECTION VI. CONFLICT OF ORDINANCES.

Whenever a provision of this Code is found to be in conflict with a provision of any other Ordinance of the City of Log Cabin, existing on the effective date of this Code, the Ordinance which established the higher standard for the promotion and protection of the health and safety of the people shall prevail.

SECTION VII. ENFORCEMENT.

Enforcement of the Minimum Standards Code shall be the duty of the Building and Standards Commission. The Commission is created and its powers, duties and responsibilities, and procedures are designated in City of Log Cabin Ordinance 49.

SECTION VIII. DEFINITIONS.

The following words or terms, when used in this Code, shall have the meanings and are hereby defined as follows:

- A. Building. Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels or property.
- B. Commission. Building and Standards Commission.
- C. Door. A movable barrier of wood or other solid material on hinges or sliding back, for closing or opening a passage or opening into a building, room or enclosure.
- D. Dwelling. Any building which is wholly or partly used or intended to be used for living or sleeping by human occupants.
- E. Dwelling Unit. A room or group of rooms used or intended to be used as a housekeeping unit for living, sleeping, cooking and eating.
- F. Extermination. The control and elimination of insects, rodents, or other pests by eliminating their harboring places, by removing or making inaccessible materials that may serve as their food, by poisoning, spraying, fumigation, trapping, or by any other recognized and legal pest elimination approved by the Minimum Standards Board.
- G. Garbage. The animal and vegetable waste resulting from the handling, preparation, cooking or consumption of food.
- H. Habitable Room. A room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closets, laundries, pantries, foyers or communicating corridors, closet storage spaces, stairways and elevator shafts.

I. Occupant. Any person, living, sleeping, cooking, or eating in, or having actual possession of a dwelling unit or the occupancy of any building for any purpose.

J. Operator. Any person who has charge, care or control of a building, or part thereof, intended for human occupancy.

K. Owner. Any person or group of persons who shall have legal or equitable title to a building, the agent of said person, or any person having an agreement of control of any building, provided, however, that no person acting as managing agent or collector of rents of any property involved in any proceeding hereunder shall be liable hereunder if such person within five (5) days after receipt of notice of any alleged violation or of summons shall have notified in writing by registered or certified mail, the owner or owners of the property or the employer of such person of the purported violation or violations of any provision or provisions of this ordinance and shall have delivered to the Minimum Standards Board a copy of the notice with proof of service hereof on the owner, owners, or employer.

L. Person. Any individual, firm, corporation, association or partnership.

M. Rubbish. Combustible and non-combustible waste materials, except garbage, and the term shall include the residue from the burning of wood, coal, coke and other combustible material; paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust.

N. Substandard Building. Any building or premise that fails to meet the minimum standards as set forth in Sections I, II, III, IV, and V.

PASSED AND ADOPTED BY THE CITY COUNSEL OF LOG CABIN, TEXAS, ON THIS THE 20th DAY OF SEPTEMBER, 2001.

Mayor

ATTEST:

City Secretary