

ATTACHMENT A

Montana Road

Notice and Order of Substandard Housing



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

3015 H Street Eureka CA 95501
Fax: (707) 268-3792 Phone: (707)445-7541

Certified Mail No.: 9171 9690 0935 0062 7406 05

DATE: 7/26/2021
APN: 508-211-045
NAME: John R. Betty L. Davis
TITLE: Rob Edwards - Building Inspector 1
ADDRESS: 743 Montana Rd. McKinleyville, CA 95519
SUBJECT: Substandard housing

NOTICE AND ORDER OF SUBSTANDARD HOUSING

PLEASE TAKE NOTICE that an inspection was performed on 6/8/2021, of the dwelling at the above location by the Humboldt County Building Division acting under the authority, and whose observations are reviewed and approved, by the Humboldt County Chief Building Official. The inspection revealed conditions that are in violation of the 1997 Uniform Housing Code (UHC) and the 2018 International Property Maintenance Code (IPMC) adopted by the County of Humboldt. The building has been found by the County Chief Building Official to constitute substandard housing per Chapter 10, §1001 of UHC and various state and local laws and regulations.

YOU ARE HEREBY NOTIFIED by the County Chief Building Official that the following conditions, injurious to the public health, exist at the above referenced location and are in violation of Humboldt County Code and render the building dangerous and substandard:

Inadequate Sanitation - UHC § 1001.2

Dampness of habitable rooms. UHC 1001.2.11

- Mold and water stains in bedrooms

General dilapidation or improper maintenance. UHC 1001.2.13

- Structures are not maintained, and Roof was installed poorly.
- Doors and siding in need of repair.
- Debris and Garbage around property

Structural Hazards - UHC § 1001.3

Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that sag, split, or buckle due to defective material or deterioration. UHC 1001.3.6

- Sagging ceiling covering in bedroom apparent water stain.

Nuisance - UHC § 1001.4

Inadequate or unsanitary sewage or plumbing facilities. UHC 1001.4.401.6

- Bathrooms sink, shower, and toilets need repair in both bathrooms

Hazardous Electrical Wiring - UHC § 1001.5

Electrical wiring that was installed in violation of code requirements in effect at the time of installation or electrical wiring not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not being used in a safe manner shall be considered substandard. UHC 1001.5

- Missing covers on outlets and lights. (Bedrooms, kitchen)

Hazardous Plumbing - UHC § 1001.6

Plumbing that was installed in violation of code requirements in effect at the time of installation or plumbing code requirements in effect at the time of installation of plumbing not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not free of cross-connections or siphonage between fixtures shall be considered substandard. UHC 1001.6

- No water heater
- Bathrooms fixtures need repair.

Hazardous Mechanical Equipment - UHC § 1001.7

Mechanical equipment that was installed in violation of code requirements in effect at the time of installation or mechanical equipment not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good and safe condition shall be considered substandard UHC 1001.7

- FAU in need of repair
- Discoloration around vent registers.

Faulty Weather Protection - UHC § 1001.8

Deteriorated or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or to other approved protective covering. UHC 1001.8.2

- Missing or damaged sub area skirting.
- Missing siding and trim

Broken rotted, split, or buckled exterior wall coverings or roof coverings. UHC 1001.8.4

- Missing siding
- Roofing looks to have been replaced but not finished.

Fire Hazard - UHC § 1001.9

Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire of explosion arising for any cause shall be considered substandard. UHC 1001.9

- Debris and garbage and vegetation around property.

Hazardous or Insanitary Premises - UHC § 1001.11

The accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat or other rodent harborages, stagnant water, combustible materials, and similar materials or conditions on a premise constitutes fire health of safety hazards, which shall be abated. UHC 1001.11

- Debris around property.

Chapter 3 - Exterior Property and Areas - IPMC § 302

Sanitation. Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. IPMC 302.1

- Cars boats and debris around property.

Accessory structures. Accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair. IPMC 302.7

- Garage is need of repair
- Storage shed is need of repair.

Chapter 3 - Exterior Structure - IPMC § 304

Roofs and drainage. The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. IPMC 304.7

- Roofing needs to be completed.
- Missing gutters and down spouts.

Chimneys and towers. Chimneys, cooling towers, smokestacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment. IPMC 304.11

- Fireplace needs to be listed for PHU and in a safe and working condition.
- Fireplace flues need to be inspected.

Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. IPMC 304.15

- Exterior doors need to be repaired or replaced.

Chapter 3 - Interior Structure - IPMC § 305

Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean, and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. IPMC 305.3

- Interior doors need to be replaced or repaired
- Ceiling coverings need to be repaired or replaced.
- Wall coverings need to be repaired or replaced.
- Window and door trim need to be replaced.

Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware IPMC 305.6

- Interior doors missing or broken with no hardware.

Chapter 3 - Rubbish and Garbage - IPMC § 308

Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers. IPMC 308.2.3

- Debris around property

Chapter 5 - Plumbing Systems and Fixtures - IPMC § 504

General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary, and functional condition. IPMC 504.1

- Missing shower fixtures.
- Leaking faucets
- Water heater missing.

Chapter 5 - Water System - IPMC § 505

Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower, and laundry facility at a temperature not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters. IPMC 505.4

- No water heater for Residence.

Chapter 5 - Sanitary Drainage System - IPMC § 506

Maintenance. Every plumbing stack, vent, waste, and sewer line shall function properly and be kept free from obstructions, leaks, and defects. IPMC 506.2

- Water lines leak
- Drainpipes need repair.

Chapter 6 - Heating Facilities - IPMC § 602

Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F shall be maintained. IPMC 602.2

- Forced air unit needs repair.
- Broken heat thermostat.
- Fireplace is unsafe door appears to be broken.
- Fireplace needs to be listed for Manufactured home.

Chapter 6 - Mechanical Equipment - IPMC § 603

Mechanical equipment and appliances. Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function. IPMC 603.1

- Fireplace is unsafe and needs to be listed for PHU.
- No water heater.
- Forced air unit does not work or needs to be serviced or replaced.
- Cooking appliance does not work. (Oven and cook top burners)

Chapter 6 - Electrical Equipment - IPMC § 605

Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. IPMC 605.1

- No power to structure. PG&E disconnected power from pole.

Receptacles. Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location. IPMC 605.2

- Outlets and light are missing covers and appear to be unsafe.

Wiring. Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings. IPMC 605.4

- Extension cords used for power and lighting from generator.

Chapter 6 - Duct Systems - IPMC § 607

General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. IPMC 607.1

- Ducting and registers appear to be not working properly

Chapter 7 - Fire Protection Systems - IPMC § 704

Groups R-2, R-3, R-4, and I-1. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: (1) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bed- rooms. (2) In each room used for sleeping purposes. (3) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. IPMC 704.6.1.2

- No working Smoke detectors/alarms

Single- and multiple-station smoke alarms. Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit or shall be replaced if the date of manufacture cannot be determined. IPMC 704.7

- Maintain and service smoke detectors/alarm

Chapter 7 - Carbon Monoxide Alarms and Detection - IPMC § 705

General. Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the International Fire Code, except those alarms in dwellings covered by the International Residential Code shall be installed in accordance with Section R315 of that code. IPMC 705.1

- No carbon monoxide detectors.

The above-described conditions were observed by Humboldt County Building Division and concurred with by the Humboldt County Chief Building Official.

YOU ARE HEREBY NOTIFIED the building or portions thereof that are determined to be substandard are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedure specified in Chapter 11 of the UHC.

The Substandard conditions noticed by the Humboldt County Building Division were determined to be caused by the tenants John Davis and Wendy Hanson. Therefore, the tenants would not qualify for the health and safety code article 2.5 tenant relocation assistance [17975-17975.10]

The following corrections must be commenced by 10/11/21, including the securing of all necessary permits, if any. These same corrections must be completed within such time as determined is reasonable per UHC §1101.2(3) (3.1). Rob Edwards is the building inspector to contact.

1. Permits for repair to a Manufactured homes shall be obtained through the state.
2. Permit for electrical service for a manufactured home/PHU if the main panel is on a pole detached from the PHU shall be obtained through the county.
3. Obtain permit for water heater.
4. Obtain permit for Forced air unit.
5. Provide manufacture specs for listed fireplace. Obtain permit for fireplace.
6. Obtain permit for wall and ceiling coverings and repair.
7. Obtain permits for framing repair around windows.
8. Obtain permits for roof replacement.
9. Obtain permits for plumbing repair.
10. Replace missing plumbing fixtures.
11. Provide letter from electrical contractor that wiring for outlets and lighting is safe.
12. Install proper electrical outlets and covers
13. Install proper light and covers in rooms and bathrooms
14. Remove debris from around property.
15. Install rain gutters and down spouts.
16. Install smoke detectors/alarms in sleeping rooms and directly outside of bedrooms.
17. Install carbon monoxide alarms.

Please be advised that property owners are required to maintain buildings and structures in a safe and sanitary manner. Action must be taken to correct the above-identified conditions within the identified timeframe and must comply with Humboldt County Code and the requirements of this office. If the required corrective action and repairs are not commenced within the time specified, the Chief Building Official may order the building vacated and posted as uninhabitable to prevent further occupancy until the work is completed and may proceed to cause the work to be done and charge the cost thereof against the property or its owner. In addition, failure with this order constitutes a misdemeanor and may result in enforcement action against you pursuant to UHC §1401.1 and 1401.2.

RIGHT TO APPEAL: Any person having any record title or legal interest in the building and premises may appeal this Notice and Order or any action of the Humboldt County Chief Building Official to the housing advisory and appeals board provided the appeal is made in writing as provided in the UHC §1201 and Humboldt County Code §331-11(a)(2) and filed with the Humboldt County Building Official within: _____ 30 (thirty) days _____ 10 (ten) days (if building or structure is in such condition as to make it immediately dangerous to the life, limb, property, or safety of the public or adjacent property and is ordered vacated and is posted in accordance with UHC §1104), from the date of service of this order (UHC §§ 203.1, 1201.1). Failure to appeal will constitute a waiver of all rights to an administrative hearing and adjudication of the notice and order and any determination/action of the County Chief Building Official (UHC §1202).

Signed,

Keith Ingersoll

Keith Ingersoll
County of Humboldt
Chief Building Official

Robert Edwards

Rob Edwards
Building Inspector 1
Humboldt County Building Division

Enclosure(s):

Exhibit 1:

Legal description

Photo documentation

Code Section

RECORDING REQUESTED BY

-21634

RECORDED AT Eureka Title Company

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

1890

488

OCT 20 4 23 PM '88

JOHN ROBERT DAVIS
BETTY LOU DAVIS
2322 2ND ROAD
MCKINLEYVILLE, CALIFORNIA 95521

STEPHEN A. STRAWN

Cheryl Jackson
FEE \$7.00

ESCROW NO. 01-63301-FB
TITLE ORDER NO. 63301 FB

TAX COLLECTED BY CN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED MONUMENT SURVEY FUND \$10.00

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 38.50

A.P.N. 508-211-45

(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(X) Unincorporated area: () City of , and

By this instrument dated TENTH DAY OF OCTOBER, 1988 , for a valuable consideration
WILLIAM E. OLSEN AND EDITH M. OLSEN, HUSBAND AND WIFE

hereby GRANTS to

JOHN ROBERT DAVIS AND BETTY LOU DAVIS, HUSBAND AND WIFE, AS JOINT TENANTS

the following described real property in the UNINCORPORATED AREA OF THE
County of HUMBOLDT , State of CALIFORNIA

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS SCHEDULE "A".

C.O.S.

FILED

NOT FILED

STATE OF CALIFORNIA,
COUNTY OF Humboldt

On October 10, 1988 before me) as
the undersigned, a Notary Public in and for said County and State,
personally appeared

WILLIAM E. OLSEN AND
EDITH M. OLSEN

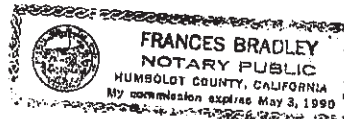
William E. Olsen
WILLIAM E. OLSEN

Edith M. Olsen
EDITH M. OLSEN

proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument, and
acknowledged to me that he/she they executed the same.

WITNESS my hand and official seal.

Frances Bradley



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY IS SHOWN, MAIL AS DIRECTED ABOVE.

APD730

Name

Street Address

488

City & State

SCHEDULE "A"

That real property situated in the County of Humboldt, State of California, described as follows:

Those portions of the Northeast Quarter of the Northeast Quarter of Section 1, Township 6 North, Range 1 West, Humboldt Meridian, described as follows:

PARCEL ONE:

BEGINNING at a point on the South line of said Northeast Quarter of the Northeast Quarter distant North 89 degrees 32 minutes West thereon 404 feet from the Southeast corner of said Northeast Quarter of the Northeast Quarter, said point being that Southwest corner of a Parcel of land described in Deed to Henry James Ockel and Katherine B. Ockel, his wife, recorded December 6, 1950 in Book 152 of Official Records, Page 55 in the office of the County Recorder of Humboldt County;

thence North 0 degrees 5 minutes East along the West line of land described in said Deed 177 feet;

thence South 89 degrees 32 minutes East parallel with with South line of said Northeast Quarter of Northeast Quarter 128 feet;

thence South 0 degrees 5 minutes West 177 feet to the South line of said subdivision; and

thence North 89 degrees 32 minutes West along the last mentioned line 128 feet to the point of beginning.

PARCEL TWO:

A non-exclusive easement for ingress and egress over a strip of land 20 feet wide, the South line of which is described as follows:

BEGINNING at the Southeast corner of Parcel One;

and running thence South 89 degrees 32 minutes East along the South line of said Northeast Quarter of Northeast Quarter 276 feet to the Southeast corner of said Northeast Quarter of Northeast Quarter, as conveyed to Dan Parsons and wife, by Deed recorded October 13, 1953 in Book 267 of Official Records, Page 1.



Kelly E. Sanders
Humboldt County
County Clerk, Recorder & Registrar of Voters
825 Fifth Street, 5th Floor
Eureka, CA 95501
Recorder: (707) 445-7593
Vitals: (707) 445-7382
www.humboldt.gov/recorder

Receipt: 21-14517

Product	Name	Extended
COPY	OR COPY	\$3.00
	# of Pages	2
	# of Copies	1
	Requestor	D PARADA
Total		\$3.00
Tender (On Account)		\$3.00
Account#	PL	
Account Name	HC PLANNING DEPT	
Customer Name	D PARADA	
Balance	\$4,680.00	

Please review all documents. All sales are final.

1

7/26/21 3:00 PM bs

508-211-0445

6-8-21



RME



RME



6-8-21



508-211-045

RME



6-8-21



508-211-045

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508-211-045

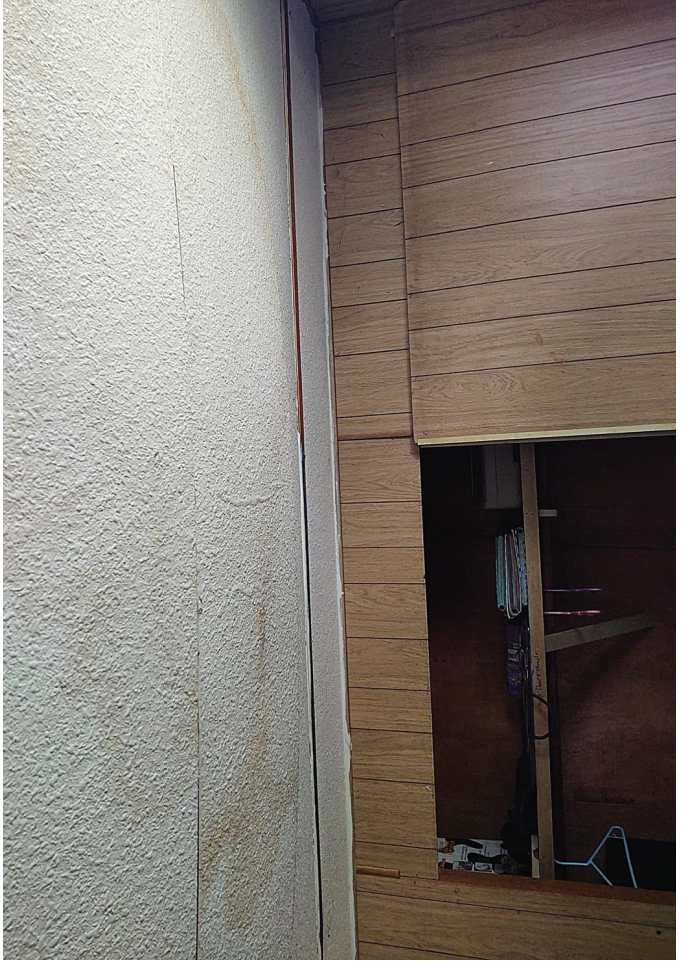
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6-8-21



RME











COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

3015 H STREET EUREKA CA 95501
PHONE: (707) 445-7245 FAX: (707) 445-7446

UHC 1001.2.11

Dampness of habitable rooms

1001.2.13

General dilapidation or improper maintenance

UHC 1001.2.15

Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer.

1001.3 Structural Hazards. Buildings or portions thereof shall be deemed substandard when they are or contain structural hazards. Structural hazards shall include, but not be limited to, the following:
6. Members of ceilings, roofs, ceiling, and roof supports, or other horizontal members that sag, split, or buckle due to defective material or deterioration.

UHC 1001.4.401.2

Any attractive nuisance that may prove detrimental to children whether in a building, on the premises or a building or on an unoccupied lot. This includes any abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris, vegetation that may prove a hazard for inquisitive minors.

UHC 1001.4.401.

Uncleanliness, as determined by the health officer.

UHC 1001.5

Electrical wiring that was installed in violation of code requirements in effect at the time of installation or electrical wiring not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not being used in a safe manner shall be considered substandard.

1001.6 Hazardous Plumbing. Plumbing that was installed in violation of code requirements in effect at the time of installation or plumbing not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not free of cross-connections or siphonage between fixtures shall be considered substandard.

1001.7 Hazardous Mechanical Equipment. Mechanical equipment that was installed in violation of code requirements in effect at the time of installation or mechanical equipment not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good and safe condition shall be considered substandard.

1001.8 Faulty Weather Protection. Buildings or portions thereof shall be considered substandard when they have faulty weather protection, which shall include, but not be limited to, the following:

1. Deteriorated, crumbling or loose plaster.
2. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
3. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
4. Broken, rotted, split, or buckled exterior wall coverings o

UHC 1001.9

Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire of explosion arising for any cause shall be considered substandard.

UHC 1001.11

The accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat or other rodent harborages, stagnant water, combustible materials, and similar materials or conditions on a premise constitutes fire health of safety hazards, which shall be abated.

2018 IPMC:

302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

302.7 Accessory structures. Accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair

304.6 Exterior walls. Exterior walls shall be free from holes,

breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

❖ Holes, cracks, decayed wood, or any other condition

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance

304.11 Chimneys and towers. Chimneys, cooling towers, smokestacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean, and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment

308.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.

[P] 505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower, and laundry facility at a temperature not less than 110°F (43°C). A gas-burning water heater shall not be in any bathroom, toilet room, bedroom, or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

[P] 506.2 Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks, and defects

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

603.1 Mechanical equipment and appliances. Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

605.2 Receptacles. Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

607.1 General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function

[F] 704.6.1.1 Group R-1. Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:

CARBON MONOXIDE ALARMS AND DETECTION

[F] 705.1 General. Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the International Fire Code, except those alarms in dwellings covered by the International Residential Code shall be installed in accordance with Section R315 of that code.