

CHAPTER 4

DWELLINGS AND DWELLING UNITS

SECTION:

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8-4-1: **RESPONSIBILITIES OF OWNERS AND OCCUPANTS:** No owner or other person shall occupy or let to another person any dwelling or dwelling unit unless it and the premises are clean, sanitary, fit for human occupancy and comply with all applicable legal requirements of the State of Illinois and the County of Stephenson.

- A. Every owner of a dwelling containing two (2) or more dwelling units shall maintain in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof.
- B. Every occupant of a dwelling or dwelling unit shall maintain in a clean and sanitary condition that part or those parts of the dwelling, dwelling unit and premises thereof that he occupies and controls.

8-4-1-1: **GARBAGE AND REFUSE:**

- A. Every occupant of a dwelling or dwelling unit shall store

and dispose of all his rubbish in a clean, sanitary and safe manner.

B.

Every occupant of a dwelling or dwelling unit shall store and dispose of all his garbage and any other organic waste which might provide food for insects and/or rats, in a clean, sanitary and safe manner. Rat-proof, insect-proof, watertight refuse containers shall be used for storage pending collection.

C.

Every owner of a dwelling containing three (3) or more dwelling units shall supply facilities or refuse containers for the sanitary and safe storage and/or disposal of rubbish and garbage. In the case of a single or two-family dwelling, it shall be the responsibility of the occupant to furnish such facilities or refuse containers.

D.

It shall be unlawful for garbage containers in excess of 40 gallons to be placed, located, or stored in the front yard of any dwelling or building or upon any public street, sidewalk or right of way.

8-4-1-2: **RODENT AND INSECT CONTROL:** Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of insects or rats on the premises; and every occupant of a dwelling unit in a dwelling containing more than one dwelling unit shall be responsible for such extermination whenever his dwelling unit is the only one infested. Notwithstanding the foregoing provisions hereof, whenever infestation is caused by failure of the owner to maintain a dwelling in a rat-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 in any dwelling, or in the shared or public parts of any dwelling containing two (2) or more dwelling units, extermination thereof shall be the responsibility of the owner.

A.

No occupant of a dwelling or dwelling unit shall accumulate rubbish, boxes, lumber, scrap metal or any other materials in such a manner that may provide a rat harborage in or

about any dwelling or dwelling unit. Stored materials shall be stacked neatly in piles elevated at least eighteen inches (18') above the ground or floor.

B.

No owner of a dwelling containing three (3) or more dwelling units shall accumulate or permit the accumulation of rubbish, boxes, lumber, scrap metal, or any other materials in such a manner that may provide a rat harborage in or about the shared or public areas of a dwelling or its premises. Materials stored by the owner or permitted to be stored by the owner shall be stacked neatly in piles elevated at least eighteen inches (18") above the ground or floor.

C.

No owner or occupant of a dwelling or dwelling unit shall store, place or allow to accumulate any materials that may serve as food for rats in a site accessible to rats.

8-4-1-3: FIXTURES AND APPLIANCES: Every occupant of a dwelling unit shall keep all supplies, fixtures and facilities therein in a clean, sanitary and operable condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

8-4-2: GENERAL REQUIREMENTS OF SAFE AND SANITARY MAINTENANCE: No person shall occupy as owner or occupant or let to another for occupancy any dwelling or dwelling unit for the purpose of living therein which does not comply with the following requirements:

A.

Every foundation, roof and exterior wall, door, skylight and window shall be reasonably weathertight, watertight and dampfree, and shall be kept in sound condition and good repair. Floors, interior walls and ceilings shall be sound and in good repair. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint or other protective covering or treatment. Toxic paint and materials will not be used where readily accessible to children. Walls shall be capable of affording privacy for the occupants. Every premises shall be graded, drained, free of standing water and maintained in a clean, sanitary and safe condition.

B.

Every window, exterior door and hatchway or similar device

shall be rodent-proof and reasonably watertight and weathertight and shall be kept in working condition and good repair.

C.

Every dwelling, multiple dwelling, rooming house or accessory structure and the premises on which located shall be maintained in a rat-free and rat-proof condition.

D.

Every foundation, roof, floor, exterior and interior wall, ceiling, inside and outside stair, every porch, and every appurtenance thereto, shall be safe to use and capable of supporting the loads that normal use may cause to be placed thereon; and shall be kept in sound condition and good repair. Every inside and outside stair or step shall have uniform risers and uniform treads.

E.

Every plumbing fixture and all water and waste pipes shall be properly installed and maintained in good sanitary working condition.

F.

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

G.

Every plumbing fixture and pipe, every chimney, flue, and smoke pipe, and every other facility, piece of equipment or utility which is present in a dwelling or dwelling unit or which is required under these regulations, shall be constructed and installed in conformance with the appropriate Statutes, ordinances and regulations of the State of Illinois and the County of Stephenson.

H.

No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under these regulations to be removed from or shut off from or discontinued for any occupied dwelling or dwelling unit let or occupied by him; except for such temporary interruption as may be necessary while actual repairs or alterations are in process, or during temporary emergencies when discontinuance of service is approved by the appropriate authority.

I.

All construction and materials, ways and means of egress, and installation and use of equipment shall conform with the appropriate Statutes, ordinances and regulations dealing with fire protection of the State of Illinois and the County of Stephenson.

8-4-3: **MINIMUM THERMAL STANDARDS:** No person shall occupy as owner, occupant or let to another for occupancy any dwelling or dwelling unit for the purpose of living therein, which does not comply with the following requirements:

A.

Every dwelling shall have heating facilities which are properly installed, and are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms and water closet compartments in every dwelling unit located therein to a temperature of at least sixty eight (68) degrees Fahrenheit at a distance of eighteen inches (18") above floor level under ordinary winter conditions.

B.

No owner or occupant shall install, operate or use a space heater employing a flame that is not vented outside the structure in an approved manner.