

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Division of Code Enforcement**

**Rental Inspection Guide**

The following list represents the majority of applicable public health, safety, and welfare codes that will be referenced during the inspection of your residential rental property. Correcting any potential violations of these codes prior to the inspection may eliminate the need for a correction order to be issued, or may reduce the number of violations listed in an order. See note at end of list.

|  |  |
| --- | --- |
| **THE FOLLOWING SECTIONS OF CHAPTER 158: PROPERTY MAINTENANCE CODE** | Also available for public review online at [www.westcarrollton.org](http://www.westcarrollton.org) or in the Planning & Building Department at the West Carrollton Civic Center. |
| **APPLICABILITY** | ***158.02 (H), Requirements not covered by code*.** Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the Chief Code Enforcement Officer. |
| **EXTERIOR PROPERTY AREAS****EXTERIOR PROPERTY AREAS *(continued)*****EXTERIOR PROPERTY AREAS *(continued)*** | ***158.16 (A), Sanitation.*** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.***158.16 (B), Grading and drainage.*** All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. The drainage of water or stormwater from a property shall not be discharged in such a manner to create a public nuisance to neighboring properties, public rights-of-way or public ways.(1) *Exception*: Approved retention areas, detention basins and reservoirs, provided their operation does not create a public nuisance to neighboring properties, public rights-of-way or public ways.***158.16 (C), Sidewalks, curbs and driveways.*** All sidewalks, curbs, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, free of grass or other vegetation, and maintained free from hazardous conditions.***158.16 (D), Grass/Weeds.*** Premises and exterior property shall be maintained free of weeds in excess of eight inches (8”) in height or length. Noxious weeds shall be prohibited. For the purposes of this Section, weeds shall be as defined in Section 158.14. For the purposes of this Section, noxious weeds shall be the same as currently defined in Section 901:5-37-01 of the Ohio Administrative Code.***158.16 (E) (11) (b) (i), Trimming.*** All trees, vegetation and shrubs, on public or private property which have branches overhanging a public street or alley shall have said branches trimmed to a clearance height of fourteen (14’) feet from the road surface; all trees, vegetation and shrubs, on public or private property, which have branch~~e~~s overhanging a public sidewalk, shall have said branches trimmed to a clearance height of eight (8’) feet from the surface of said sidewalk; all trees, vegetation and shrubs encroaching public streets, alleys and/or sidewalks shall be horizontally trimmed back eighteen (18”) inches from said street, alley and/or sidewalk. The Chief Code Enforcement Officer, or his/her designee may waive the provisions of this section for newly planted trees if he/her determines they do not interfere public travel, obstruct the light of any street light, or endanger public safety. Trees and/or shrubs in violation of this Section shall be declared a public nuisance and shall be abated as provided for herein.***158.16 (F), Rodent harborage.*** All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.***158.16 (G), Exhaust vents.*** Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.***158.16 (H), Accessory structures.*** All accessory structures, including but not limited to detached garages, fences, sheds and walls, shall be maintained structurally sound and in good repair.***158.16 (I), Motor vehicles.*** *Placement.* Except as provided for by another code or regulation of the City of West Carrollton, Ohio. No person shallpark, keep, store or allow to remain outdoors on any premises, property or city owned property a motor vehicle or recreational vehicle that:(a) is inoperable, unregistered, or not displaying a license plate that is current and properly titled to said vehicle; or(b) is missing parts so as to prohibit said vehicle from legally operating on any public street, road, drive, avenue, alley, highway, public throughway or private drive; or(c) is in a state of major disrepair, or in the process of being stripped or dismantled; or(d) is being painted or undergoing major repair or body work; or(e) is covered or tarped; or(f) meets any of the criteria noted in (a), (b), (c), (d) or (e) above while remaining on an open trailer, truck or other vehicle.***158.16 (J), Parking.*** No person shall store, place, or allow to remain, motor and/or motorized recreational vehicles on non-approved paved surfaces. Reference Section 158.14 for a list of approved paved surfaces. (Paved surfaces consist of asphalt, concrete or paver brick)***158.16 (K), Defacement of property.*** No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.***158.16 (L), Ground cover.*** Grass, plantings or other suitable ground cover shall be provided to prevent soil erosion which is or may become a blighting influence to the neighborhood or detrimental to the structures, lot use or adjacent lots and structures.***158.16 (M), Traffic markings*.** *Traffic markings, signs and signals.* All traffic markings, signs and signals to include but not limited to, public and private traffic markings, signs and signals shall be maintained so as to be clearly visible and easily recognized by motorist and pedestrians. Unless approved otherwise, all public and private traffic markings, signs and signals shall abide by the Ohio Department of Transportation regulations for said public and private traffic markings, signs and signals.***158.16 (N), Lighting.*** All lighting used to illuminate the exterior of any property, off-street parking or loading area shall be equipped with suitable shielding or be so arranged as to reflect light away from adjacent properties, and to prevent a glare at eye level on surrounding public property, streets or private property.***158.16 (O), Time limit for storing construction materials.*** Construction materials may be placed or stored on any property when the materials are being used in an active construction project on the same property. The construction materials shall not remain on the property for a period of more than thirty (30) days unless the construction activity has commenced and is active. Construction materials shall be removed from the premises within ten (10) days of the completion of the construction project.***158.16 (P), Outside storage – occupied properties.***No owner or occupant of any premises shall maintain or permit to be maintained, the exterior property areas of such premises in a condition that deteriorates or debases the appearance of the neighborhood or creates a blighting influence. Furniture, equipment and other items located on exterior property areas shall be designed for outdoor use and shall be maintained in a neat and orderly manner, all other items shall be stored within enclosed structures or screened from the public view and from the view of neighboring properties.***158.16 (Q), Outside storage – vacant properties.***Vacant, abandoned or condemned premises or structures in which portable items are left stored outside shall be placed within an enclosed structure or stored in an organized manner behind the structure. Items identified as rubbish shall be abated as per the requirements outline in § 158.21.***158.16 (R), Firewood.***The storage of firewood shall be restricted to rear or side yard areas only, stacked in a reasonably compact orderly manner not to exceed four (4) feet in height and shall encompass no more than 200 square feet in area. |
| **SWIMMING POOLS, SPAS AND HOT TUBS** | ***158.17 (A), Swimming pools.*** Swimming pools shall be maintained in a clean and sanitary condition, and in good repair so as not to pose a threat to public safety, health and welfare.***158.17 (B), Enclosures.***Swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool, spa or tub. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.(1) *Exceptions*: (a) Spas or hot tubs with a safety cover that complies with ASTM 1346 shall be exempt from the provisions of subsection.(b) Above ground swimming pools with walls equal to or greater than forty-eight (48) inches in height above the ground and having detachable ladders shall be exempt from the provisions of subsection (B) provided, that when not in use the ladder is removed from the pool and secured by locking away from the pool. |
| **EXTERIOR STRUCTURE****EXTERIOR STRUCTURE*****(continued)*****EXTERIOR STRUCTURE*****(continued)*****EXTERIOR STRUCTURE*****(continued)*** | ***158.18 (A), General.*** The exterior of a structure or building shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The following conditions shall be deemed to be as unsafe and shall be repaired or replaced to comply with the Ohio Building Code or the Residential Code of Ohio:(1) The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;(2) The anchorage of the floor or roof to walls and columns to foundations is not capable of resisting all nominal loads or load effects;(3) Structures or components thereof that have reached their limit state;(4) Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;(5) Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;(6) Foundation systems that are not firmly supported by footings, are not plumb and free of from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;(7) Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;(8) Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;(9) Floor and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects; (10) Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;(11) Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; (12) Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or (13) Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored or that are anchored with connection not capable of supporting all nominal loads and resisting all load effects. (14) *Exceptions:*(a) Where substantiated otherwise by an approved method.(b) Demolition of unsafe conditions shall be permitted after submission of a permit application and approval or where approved by the Chief Code Enforcement Officer.***158.18 (B), Protective treatment.*** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.***158.18 (C), Premises identification.*** No person shall remove, alter, or deface any street address number or numbers properly assigned and placed on or near a house, structure or building or to place or retain on any house, structure or buildings any street address number or numbers other than those duly assigned. The following describes placement, type and size of address numbers: (1) The owner of any house, structure or building which has an assigned street address shall cause the assigned street address number or numbers to be placed and continuously maintained, in a conspicuous location either to the left, right, or immediately above the entrance doorway to the house, structure or building If obstruction prohibits placement, the street address number or numbers said number or numbers shall be placed at or near the entrance to the walk or driveway in an appropriate place so as to be easily legible from the street or public way. On any corner lot, the street address number or numbers shall face the street named in the official address;(2) If a house, structure or building is set back more than 50 feet from the street line, the street address number or numbers shall be conspicuously displayed at or near the entrance of the walk or driveway to the house, structure or building in an appropriate place so as to be easily legible from the street or public way;(3) The street address number or numbers shall be Arabic numerals not less than four (4) inches in height (102 mm), with a minimum stroke width of 0.5 inches (12.7 mm). Numbers shall not be spelled out.***158.18 (D), Structural members.***All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.***158.18 (E), Foundation walls.***All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.***158.18 (F), Exterior walls.***All exterior walls to include facias and soffits shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.***158.18 (G), 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.***158.18 (H), Decorative features.***All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.***158.18 (I), Overhang extensions.***All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all 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.***158.18 (J), Stairways, decks, porches and balconies.***Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.***158.18 (K), Chimneys and towers.***All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All 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.***158.18 (L), Handrails and guards.***Every exterior handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Specific requirements for the placement of handrails and guards relating to one, two and three family dwelling units shall be as outlined in the Residential Code of Ohio. Specific requirements for the placement of handrails and guards in all other structures other than one, two and three family dwelling units shall be as outlined in the Ohio Building Code.***158.18 (M), Window, skylight and door frames.***Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.*(1) Glazing.* All glazing materials shall be maintained free from cracks and holes.*(2) Openable windows.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.***158.18 (N). Insect screens.***Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.(1) *Exception*: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.***158.18 (O), Doors.***All 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 158.42(C).***158.18 (P), Basement hatchways.***Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.***158.18 (Q), Guards for basement windows.***Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.***158.18 (R), Building security.***Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.*(1) Doors.* Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufactures specifications and maintained in good working order. For the purposes of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.*(2) Windows.* Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking devices.*(3) Basement hatchways.* Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.***158.18 (S), Gates.*** Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates. |
| **INTERIOR STRUCTURE****(Applies to common areas only)****INTERIOR STRUCTURE****(Applies to common areas only continued)** | ***158.19 (A), General.*** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the Ohio Building Code or the Residential Code of Ohio:(1) The nominal strength of any structural member is exceeded by the nominal loads, the load effects or the required strength;(2) The anchorage of the floor or roof to wall or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;(3) Structures or components thereof that have reached their limit state;(4) Structural members are incapable of supporting nominal loads and load effects;(5) Stairs, landing, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects;(6) Foundations systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads.(7) *Exceptions:*  (a) Where substantiated otherwise by an approved method.(b) Demolition of unsafe conditions shall be permitted when approved by the Chief Code Enforcement Officer.***158.19 (B), Structural members.*** All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.***158.19 (C), Interior surfaces.***All interior surfaces, including but not limited to 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, drywall, decayed wood and other defective surface conditions shall be corrected.***158.19 (D), Stairs and walking surfaces.*** Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.***158.19 (E), Handrails and guards.***Every interior handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Specific requirements for the placement of handrails and guards relating to one, two and three family dwelling units shall be as outlined in the Residential Code of Ohio. Specific requirements for the placement of handrails and guards in all other structures other than one, two and three family dwelling units shall be as outlined in the Ohio Building Code.***158.19 (F), 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. |
| **COMPONET SERVICEABILITY****COMPONET SERVICEABILITY****(continued)** | ***158.20 (A), General.*** The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be deemed to be as unsafe and shall be repaired or replaced to comply with the Residential Code of Ohio or the Ohio Building Code:(1) Soils that have been subjected to any of the following conditions;(i) Collapse of footing or foundation system;(ii) Damage to footing, foundation, concrete or other structural element due to soil expansion;(iii) Adverse effects to the design strength of the footing, foundation, concrete or other structural element due to a chemical reaction from the soil;(iv) Inadequate soil as determined by a geotechnical investigation;(v) Where the allowable bearing capacity of the soil is in doubt; or(vi) Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.(2) Concrete that has been subjected to any of the following conditions:(i) Deterioration;(ii) Ultimate deformation;(iii) Fractures;(iv) Fissures;(v) Spalling;(vi) Exposed reinforcement; or(vii) Detached, dislodged or failing connections.(3) Aluminum that has been subjected to any of the following conditions:(i) Deterioration;(ii) Corrosion;(iii) Elastic deformation;(iv) Ultimate deformation;(v) Stress or strain cracks;(vi) Joint fatigue; or(vii) Detached, dislodged or failing connections.(4) Masonry that has been subjected to any of the following conditions:(i) Deterioration;(ii) Ultimate deformation;(iii) Fractures in masonry or mortar joints;(iv) Fissures in masonry or mortar joints;(v) Spalling;(vi) Exposed reinforcement; or(vii) Detached, dislodged or failing joints(5) Steel that has been subjected to any of the following conditions:(i) Deterioration;(ii) Elastic deformation;(iii) Ultimate deformation;(iv) Metal fatigue; or(v) Detached, dislodged or failing connections.(6) Wood that has been subjected to any of the following conditions:(i) Ultimate deformation;(ii) Deterioration;(iii) Damage from insects, rodents and other vermin;(iv) Fire damage beyond charring;(v) Significant splits and cracks;(vi) Horizontal shear cracks;(vii) Vertical shear cracks;(viii) Inadequate support;(ix) Detached, dislodged or failing connections; or(x) Excessive cutting or notching |
| **RUBBISH AND GARBAGE****RUBBISH AND GARBAGE****(continued)** | ***158.21 (A), Accumulation of rubbish or garbage.***All exterior property, premise, and the interior of every building and structure shall be free from the accumulation of rubbish or garbage. Upon a finding by the Chief Code Enforcement Officer, or his/her designee that rubbish or garbage has been placed on the exterior property, premise and/or the interior of any building or structure in the City and has not been removed, the Chief Code Enforcement Officer, or his/her designee shall cause written notice to be served upon the owner and if different, upon the lessee, agent, or tenant having charge of the property, premise or structure that contains rubbish or garbage notifying him/her that rubbish or garbage is on exterior properties, premises and or the interior of any structure, and that it must be collected and removed immediately or up to five (5) days depending on the severity of the violation. Service of such notice shall comply with Section 158.07.(1) *Exception*: This Section does not apply to properties, premises or structures being used under a city building or construction permit or license, a city permit or license, or a conditional zoning permit or variance to operate a junk yard, scrap metal operating facility, or similar businesses or a permit issued pursuant to the provisions of state law.***158.21 (B), 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.(1) *Rubbish storage facilities.* The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.(2) *Refrigerators and equipment*. Refrigerators and similar equipment shall not be discarded, abandoned or stored on exterior premises without either first removing the doors or ensuring that the doors cannot be open by children. Refrigerator or equipment shall be removed from the property within seventy-two (72) hours of being placed outside. ***158.21 (C), 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. (1) *Garbage facilities.* The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit or an approved leakproof, covered, outside garbage container.(2) *Containers.* The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until re moved from the premises for disposal.***158.21 (D).*** In the event the owner, lessee, agent, or tenant having charge of the property, premise or structure that contains rubbish or garbage fails to remove such rubbish or garbage from the property within immediately or up to five (5) days from service of notice to do so, the City Manager or his/her designee is hereby authorized to have such rubbish or garbage removed from the property and to bill the owner for the cost incurred by the city in having such rubbish or garbage removed, including an administrative fee assessed at the current rate as set forth in Chapter 37, General Fee Schedule, of the Codified Ordinances of the City of West Carrollton. In the event the cost are not paid within 30 days after mailing of the bill, then such amount shall be certified to the County Auditor for collection, the same as other taxes or assessments are collected. |
| **EXTERMINATION** | ***158.22 (A), Infestation.*** All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.***158.22 (B), Owner.***The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.***158.22 (D), Multiple occupancy.***The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for extermination. |
| **LIGHT** | ***158.24 (B), Common halls and stairways.***Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m2) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 foot-candle (11 lux) at floors, landings and treads*.****158.24 (C), Other spaces.*** All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures. |
| **VENTILATION** | ***158.25 (E), Clothes dryer exhaust.***Clothes dryer exhaust systems shall be maintained in good working order and free of lint build-up. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer’s instructions.(1) *Exception:* Listed and labeled condensing (ductless) clothes dryers. |
| **PLUMBING SYSTEMS AND FIXTURES** | ***158.30 (C), Plumbing system hazards.***Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back-siphoning, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. |
| **SANITARY DRAINAGE SYSTEM** | ***158.32 (B), Maintenance.***Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. |
| **STORM DRAINAGE** | ***158.33 (A), General.*** Drainage of roofs and paved areas, yards and courts and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. |
| **HEATING FACILITIES** | ***158.35 (B), Residential occupancies.*** Dwellings shall be provided with non-portable 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 the Air Conditioning Contractors of America Manual J. Cooking appliances shall not be used, nor shall any type/style of portable space heater be used to provide space heating to meet the requirements of this Section.***158.35 (C), Heat supply.*** Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms. |
| **MECHANICAL EQUIPMENT** | ***158.36 (A), Mechanical appliances.***All mechanical 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.***158.36 (B), Removal of combustion products.***All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.***158.36 (C), Clearances.*** All required clearances to combustible materials shall be maintained.***158.36 (E), Combustion air.***A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment. |
| **ELECTRICAL FACILITIES** | ***158.37 (C), 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 for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. |
| **ELECTRICAL EQUIPMENT** | ***158.38 (A), Installation.***All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.***158.38 (B), Receptacles.***Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.***158.38 (C), Lighting fixtures.***Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over fifteen (15) volts shall have ground fault circuit interruption protection.***158.38 (D), 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.***158.38 (E), Generators.*** Portable generators shall not be used to provide the primary electrical needs for any building or structure. (1) *Exception:* Portable generators may be utilized during times of emergency or after a natural disaster provided, they are operating in accordance with their listing and label. Electrical services shut-off by the service provider for non-payment of bill shall not be considered an emergency. |
|  |  |
| **MEANS OF EGRESS** | ***158.42 (A), General.***A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the Ohio Fire Code.***158.42 (B), Aisles.*** The required width of aisles shall be in accordance with the Ohio Fire Code and Ohio Building Code and shall remain unobstructed.***158.42 (C), Locked doors.***All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where door hardware conforms to that permitted by the most current adopted Ohio Fire Code and subsequent amendments as referenced in the Ohio Building Code.***158.42 (D), Emergency escape openings.*** Required emergency escape and rescue openings shall be maintained in accordance with the code in effect at the time of construction and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grills, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of the escape and rescue opening. |
| **FIRE-RESISTANCE RATINGS****FIRE-RESISTANCE RATINGS****(Continued)** | ***158.43 (A), Fire-resistance-rated assemblies*.** The provisions of this Section shall govern maintenance of materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.***158.43 (B), Unsafe conditions.***Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with Section 111.1.1 of the Ohio Fire Code. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where conditions of components is such that any building, structure or portion thereof presents an imminent danger to the occupants of the building, structure or portion thereof, the Fire Code Official or his/her designee shall act in accordance with Section 111.2 of the Ohio Fire Code.***158.43 (C), Maintenance.*** The required fire resistance rating of fire-resistance-rated construction, including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistive materials applied to structural members and joint systems, shall be maintained. Such elements shall be visually inspected annually by the owner and repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air-transfer and any other reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.(1) *Fire blocking and draft stopping.* Required fire blocking and draft stopping in combustible concealed spaces shall be maintained to provide continuity and integrity of the construction.(2) *Smoke barriers and smoke partitions.* Required smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke. Openings protected with approved smoke barrier doors or smoke dampers shall be maintained in accordance with NFPA 105.(3)*Fire walls, fire barriers, and fire partitions.* Required fire walls, fire barriers, and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or dampers shall be maintained in accordance with NFPA 80.**158.43 (D), *Opening protectives*.** Opening protectives shall be maintained in an operative condition in accordance with NFPA 80. The application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be replaced whenever fused or damaged. Fire door assemblies shall not be modified.(1) *Signs.* Where required by the Fire Code Official or his/her designee, a sign shall be permanently displayed on or near each fire door in letters not less than one (1) inch (25mm) high and to read as follows:(a) For doors designed to be kept normally opened: FIRE DOOR – DO NOT BLOCK.(b) For doors designed to be kept normally closed: FIRE DOOR - KEEP CLOSED.(2) *Hold-open devices and closers.* Hold-open devices and automatic door closers shall be maintained. During the period that such a device is out of service for repairs, the door it operates shall remain in the closed position.(3) *Door operation.* Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.***158.43 (E), Ceilings.*** The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire-resistive-rated horizontal assembly shall be prohibited.***158.43 (F), Testing.*** Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm operation and full closure. Records of inspections and testing shall be maintained. ***158.43 (G), Vertical shafts.***Interior vertical shafts, including stairways, elevator hoistways and service and utility shafts, which connect two or more stories of a building shall be enclosed or protected as required in Chapter 11 of the Ohio Fire Code. New floor opening in existing buildings shall comply with the Ohio Building Code.***158.43 (H), Opening protective closers.*** Where openings are required to be protected, opening protectives shall be maintained self-closing or automatic-closing by smoke detection. Existing fusible-link-type automatic door-closing devices shall be replaced if the fusible link rating exceeds 135 degrees Fahrenheit (57 degrees Celsius).  |
| **FIRE PROTECTION SYSTEMS** **FIRE PROTECTION SYSTEMS** **(continued)****FIRE PROTECTION SYSTEMS** **(continued)****FIRE PROTECTION SYSTEMS** **(continued)****FIRE PROTECTION SYSTEMS** **(continued)** | ***158.44 (A), Inspection, testing and maintenance.*** Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective in accordance with the Ohio Fire Code.(1) *Installation.* Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection where the building is altered or enlarged. Alterations to fire protection systems shall be done in accordance with applicable standards.(2) *Required fire protection systems.* Fire protection systems required by this code, the Ohio Fire Code or the Ohio Building Code shall be installed, repaired, operated, tested and maintained in accordance with this code. A fire protection system for which a design option, exception or reduction to the provisions of this code, the Ohio Fire Code or the Ohio Building Code has been granted shall be considered to be a required system.(3) *Fire protection systems.* Fire protection systems shall be inspected, maintained and tested in accordance with the following Ohio Fire Code requirements:(a) Automatic sprinkler systems, see Section 903.5;(b) Automatic fire-extinguishing systems protecting commercial cooking systems. See Section 904.12.5;(c) Automatic water mist extinguishing systems, see Section 904.11;(d) Carbon dioxide extinguishing systems, see Section 904.8;(f) Carbon monoxide alarms and carbon monoxide detection systems, see Section 915.6;(g) Clean-agent extinguishing systems, see Section 904.10;(h) Dry-chemical extinguishing systems, see Section 904.6;(i) Fire alarm and fire detection systems, see Section 907.8;(j) Fire department connections, see Sections 912.4 and 912.7;(k) Fire pumps, see Section 913.5;(l) Foam extinguishing systems, see Section 904.7;(m) Halon extinguishing systems, see Section 904.9;(n) Single- and multiple-station smoke alarms, see Section 907.10;(o) Smoke and heat vents and mechanical smoke removal systems, see Section 910.5;(p) Smoke control systems, see Section 909.20;(q) Wet-chemical extinguishing systems, see Section 904.5;***158.44 (B), Standards.*** Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 158.44 (B) and as required in this section.**Table 158.44 (B)****Fire Protection System Maintenance Standards**

|  |  |
| --- | --- |
| **System** | **Standard** |
| Portable fire extinguishers | NFPA 10 |
| Carbon-dioxide fire-extinguishing systems | NFPA 12 |
| Halon 1301 fire-extinguishing systems | NFPA 12A |
| Dry-chemical extinguishing systems | NFPA 17 |
| Wet-chemical extinguishing systems | NFPA 17A |
| Water-based fire protection systems | NFPA 25 |
| Fire alarm systems | NFPA 72 |
| Smoke and heat vents | NFPA 204 |
| Water-mist systems | NFPA 750 |
| Clean-agent extinguishing systems | NFPA 2001 |

(1) *Records.* Records shall be maintained of all systems inspections, tests, and maintenance required by the referenced standards. (2) *Records information.* Initial shall include the: name of the installation contractor; type of components installed; manufacture of components; location and number of components installed per floor; and manufactures’ operation and maintenance for the life of the installation.***158.44(C), Systems out of service.*** Where a required protection system is out of service, the fire department, Fire Code Official or his/her designee shall be notified immediately and, where required by the fire code official, either the building shall be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service. Where the Fire Code Official orders the building evacuated, the Chief Code Enforcement Officer shall placard the building condemned until such time as the protection system has been placed back into service and approved by the fire code official. Where utilized, fire watches shall be provided with not less than one approved means for notification of the fire department and shall not have duties beyond performing constant patrols of the protected premises and keeping watch for fires. Actions shall be taken in accordance with Section 901 of the Ohio Fire Code to bring the system back into service.(1) *Emergency impairments.* When unplanned impairments of fire protection systems occur, appropriate emergency action plan shall be taken to minimize potential injury and damage. The impairment coordinator shall implement the steps outlined in Section 901.7.4 of the Ohio Fire Code.***158.44 (D), Removal of or tampering with equipment.*** It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire hydrant, fire detection and alarm system, fire suppression system or other fire appliance required by this code except for the purposes of extinguishing fire, training, recharging, or making necessary repairs. Whoever violates this Section shall be guilty of a misdemeanor of the third degree and charge so under §2909.07 (A) (4) of the Ohio Revised Code. Should a violation of this Section create a risk of physical harm to any person, the charge shall be upgraded to a misdemeanor of the first degree.(1) *Removal of or tampering with appurtenances.* Locks, gates, doors, barricades, chains enclosures, signs, tags and seals that have been installed by or at the direction of the Fire Code Official or his/her designee shall not been removed, unlocked, destroyed or tampered within any manner. Whoever violates this Section shall be guilty of a misdemeanor of the third degree and charge so under §2909.07 (A) (4) of the Ohio Revised Code. Should a violation of this Section create a risk of physical harm to any person, the charge shall be upgraded to a misdemeanor of the first degree. (2) *Removal of existing occupant-use hose lines.* The Fire Code Official or his/her designee is authorized to permit the removal of existing occupant-use hose lines where all of the following apply:(a) The installation is not required by the Ohio Fire Code or the Ohio Building Code; and(b) The hose line would not be utilized by trained personnel or the fire department; and(c) The remaining outlets are compatible with local fire department fittings.(3) *Termination of monitoring service.* For fire alarm systems required to be monitored by the Ohio Fire Code, notice shall be made to the Fire Code Official or his/her designee whenever alarm monitoring services are terminated. Notice shall be made in writing by the provider of the monitoring service being terminated. ***158.44 (E), Fire department connection.*** Where the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters “FDC” not less than six (6) inches (152mm) and the words in letters not less than two (2) inches (51mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the Fire Code Official.(1) *Fire department connection access.* Ready access to fire department connection shall be maintained at all times and without obstruction by fences, bushes, tress, walls or any other fixed or movable object. Access to fire department connections shall be approved by the Fire Code Chief.(a) *Exception:* Fences, where provided with an access gate equipped with a sign complying with the legend requirements of Section 912.5 of the Ohio Fire Code and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire Chief and maintained operational at all times.(2) *Clear space around connections.* A working space of not less than thirty-six (36) inches (914mm) in width, thirty-six (36) inches (914mm) in depth seventy-eight (78) inches (1981mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections.***158.44 (F), Single- and multiple-station smoke alarms.*** Single- and multiple-station smoke alarms shall be installed in existing group I-1 and R occupancies in accordance with subsections 158.44 (F) (1) through (F) (7) below.(1) *Where required.* Existing group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with subsections 158.44 (F)(2) through 158.44 (F)(5). Interconnection and power sources shall be in accordance with subsections 158.44 (F)(6) and 158.44 (F)(7) below.(a) *Exceptions:*(i) Where the code that was in effect at the time of the construction required smoke alarms and smoke alarms complying with those requirements are already provided;(ii) Where smoke alarms have been installed in occupancies and dwellings that were not required to have them at the time of construction, additional smoke alarms shall not be required provided that the existing smoke alarms comply with requirements that were in effect at the time of installation;(iii) Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms;(2) *Group R-1.* Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:(a) In sleeping areas;(b) In every room in the path of the means or egress from the sleeping area to the door leading from the sleeping unit;(c) In each story of the sleeping unit, including basements. For sleeping 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;(3) *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:(a) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;(b) In each room used for sleeping purposes;(c) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwelling 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.(4) *Installation near cooking appliances.* Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 158.44 (F)(2) or 158.44 (F)(3).(a) Ionization smoke alarms shall not be installed less than twenty (20) feet (6096mm) horizontally from a permanently installed cooking appliance;(b) Ionization smoke alarms with an alarm-silencing switch shall not be installed less than ten (10) feet (3048mm) horizontally from a permanently installed cooking appliance;(c) Photoelectric smoke alarms shall not be installed less than six (6) feet (1829mm) horizontally from a permanently installed cooking appliance.(5) *Installation near bathrooms.* Smoke alarms shall be installed not less than three (3) feet (914mm) horizontally from the door or opening of a bathroom that contains a tub or shower unless this would prevent placement of a smoke detector required by Section 158.44 (F) (2) or 158.44 (F) (3).(6) *Interconnection.* Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly auditable in all bedrooms over background noise levels with all intervening doors closed.(a) *Exceptions:*(i) Interconnection is not required in buildings that are not undergoing alterations, repairs or construction of any kind.(ii) Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.(7) *Power source.* Single-station smoke alarms shall receive their primary power form the building wiring provided such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.(a) *Exceptions:*(i) Smoke alarms are permitted to be solely battery operated in existing buildings where construction is not taking place.(ii) Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.(iii) Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for building wiring without the removal of interior finishes.(8) *Smoke detection system.* Smoke detectors listed in accordance with UL 268 and provided as part of the building’s fire alarm system shall be an acceptable alternative to single- and multiple-station smoke alarms and shall comply with the following:(a) The fire alarm system shall comply with all applicable requirements in Section 907 of the Ohio Fire Code. (b) Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the dwelling or sleeping unit in accordance with Section 907.5.2 of the Ohio Fire Code.(c) Activation of a smoke alarm in a dwelling or sleeping unit shall not activate alarm notification appliances outside of the dwelling or sleeping unit, provided that the supervisory signal is generated and monitored in accordance with Section 907.6.6 of the Ohio Fire Code.***158.44 (G), Single- and multiple-station smoke alarms.*** Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacture’s instructions. Smoke alarms that do not function shall be replaced. Smoke alarms in one- and two-family dwellings shall be replaced not more than ten (10) years from the date of manufacture marked on the unit, or shall be replaced if the date of manufacturing cannot be determined. |
| **CARBON MONOXIDE ALARMS AND DETECTION** | ***158.45 (A), General.*** Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the Ohio Fire Code, except that alarms in dwellings covered by the Residential Code of Ohio shall be installed in accordance with Section R315 of that code.***158.45 (B), Carbon monoxide alarms and detectors.*** Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced. |
| **ANY APPLICABLE SECTION OF CHAPTER 150: BUILDING CODE** | Available for public review online at [www.westcarrollton.org](http://www.westcarrollton.org) or in the Planning & Building Department at the West Carrollton Civic Center. |
| **ANY APPLICABLE SECTION OF CHAPTER 151: FIRE CODE** | Available for public review online at [www.westcarrollton.org](http://www.westcarrollton.org) or in the Planning & Building Department at the West Carrollton Civic Center. |
| **ANY APPLICABLE SECTION OF CHAPTER 153: SIGN CODE** | Available for public review online at [www.westcarrollton.org](http://www.westcarrollton.org) or in the Planning & Building Department at the West Carrollton Civic Center. |
| **ANY APPLICABLE SECTION OF CHAPTER 154: ZONING CODE** | Available for public review online at [www.westcarrollton.org](http://www.westcarrollton.org) or in the Planning & Building Department at the West Carrollton Civic Center. |
| **NOTE:** | This list is not meant to be all encompassing. It is just for reference only. Other codes may apply. |