

## Property Maintenance Standards

Part of understanding the community and being a good citizen requires that you learn about local rules that impact your quality of life. This information is provided to help you be a good citizen. Remember, quality neighborhoods benefit everyone by keeping our City attractive, clean and a safe place to live and raise families. Following is information on some of our most common questions – or sources of complaints. Please take the time to read and become familiar with this information and call if you have any questions. The Development Services Department and Code Enforcement can be reached Monday through Friday 8am-5pm at 513-425-7938.

**Building Maintenance:** 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 he or she controls in a clean and sanitary condition. IPMC § 302.1.

**Windows/Screens:** Operable windows located within 6 feet of ground level shall be equipped with a locking device. All broken windows must be repaired. IPMC § 302.1, 304.18.2. All windows must be weather tight, all glazing materials must be free from cracks and holes and every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. IPMC § 304.13. Every window shall be supplied with approved fitting screens of not less than 16 mesh per inch. Middletown Ordinance § 1486.05.

**Premises Identification:** Buildings shall have approved address numbers placed in a position to be plainly visible from the street fronting the property. Address numbers shall be Arabic numerals or alphabet letters and shall be a minimum of four (4) inches high. IPMC § 304.3.

**Pools, Spas and Hot Tubs:** Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. Private pools, hot tubs and spas containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier at least 48 inches in height. Gates must be self-closing and self-latching. IPMC § 303. For specific questions on pool, spa and hot tub requirements, contact Middletown Building Inspection at 513-425-7974.

**Accessory Structures:** Storage buildings, detached garages, fences, walls, etc. must be kept in good repair to provide a presentable appearance. IPMC § 302.7.

Stairways, Handrails and Guardrails: Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. IPMC § 304.12.

Decks, Porches and Balconies: Every exterior deck, porch and balcony and all appurtenances attached thereto, shall be maintained structurally safe and sound and in good repair with proper anchorage and capable of supporting the imposed loads. IPMC § 304.10. For specific questions on decks, porches and balconies, call Middletown Building Inspection at 513-425-7973.

Chimneys: All chimneys 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. IPMC § 304.11.

Roofs/Gutters/Downspouts: Roof drains, gutters and downspouts must be in good repair and free from obstructions. IPMC § 304.7.

Storage of Junk Motor Vehicles: No person shall willfully leave a junk motor vehicle, non-operating motor vehicle or vehicle part uncovered in the open for more than 7 days after receipt of notice by the City of Middletown. Middletown Ordinance § 660.07.

Storage of Automobile Part or Tires in Public View: No person shall display, store or maintain inoperative automobiles, automobile parts or tires for any vehicle, in a place which is open to public view for more than 48 hours, unless the area where such items are displayed, stored, or maintained are inside an enclosed structure, such as a building, garage, etc. Middletown Ordinance 660.075.

Yard Maintenance. No person can permit furniture, mattresses, household furnishings, rugs, appliances or other large items to be placed or stored in any yard area, next to any structure, or on any porch, patio, deck or other outdoor structure, which is not enclosed, for a period of more than 48 hours. Middletown Ordinance § 660.21.

Grass and Weeds: Grass and weeds must be kept under 6" in length and must be cut within 5 days of notice by the City. Middletown Ordinance § 678. The owners of all lots or land within the City of Middletown must keep their properties free from weeds by cutting them or

by destroying them by spraying with a chemical compound approved by the Commissioner of Health. Middletown Ordinance § 678.

Trees: The owner must trim or cause all trees, plants, or shrubs to be trimmed so that a clear height of 12 feet between the lowest branches and the street level is maintained and so a clear height of 9 feet between the lowest branches and the sidewalk or lateral strip is maintained. The owner must remove all dead, decayed, or broken trees, plants, or shrubs so that they will not fall into the sidewalk or street. Middletown Ordinance § 1030.

Garbage, Litter and Rubbish: Owners cannot permit the accumulation of garbage, rubbish or litter on their property, including any alleyways under their control. The accumulation of these items poses a risk to the public health, safety and general welfare, and the City will abate the nuisance. Middletown Ordinance § 660.045.

Sidewalks: All owners must keep their sidewalk in good repair and free from leaves, ice, snow or any nuisance. Middletown Ordinance § 660.05