

## CHAPTER 18; BUILDING AND BUILDING INSPECTIONS

### ARTICLE III. Housing Standards

#### DIVISION 1. Generally

##### **Section 18-61. Purpose.**

- (a) The purpose of this article is to protect the public health, safety, and the general welfare of the people of the city. These general objectives include, among others, the following:
- (1) To protect the character and stability of residential areas within the city;
  - (2) To correct and prevent housing conditions that adversely affect or are likely to adversely affect the life, safety, general welfare, and health;
  - (3) To provide standards for heating and sanitary equipment and for light and ventilation necessary to protect the health and safety of occupants of buildings;
  - (4) To prevent the overcrowding of dwellings;
  - (5) To provide standards for the maintenance of existing residential buildings and accessory structures and to thus prevent substandard housing and blight;
  - (6) To preserve the value of land and buildings throughout the city.
- (b) With respect to disputes between tenants and landlords, and except as otherwise specifically provided by the terms of this article, it is not the intention of the city council to intrude upon the contractual relationship between the tenant and landlord. The city council does not intend to intervene as an advocate of either party, nor to involve itself in rent disputes, nor to act as an arbitrator, nor to hear complaints from tenant or landlord which are not specifically and clearly relevant to the provisions of this article.

##### **Section 18-62. Definitions.**

- (a) *Generally.* The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The definitions contained in section 74-2 of this Code apply in this article. Additionally, the following definitions shall apply in the interpretation and enforcement of this chapter.

*Accessory use or structures* means a use or structure subordinate to, and serving the principal use or structure on the same lot and customarily incidental thereto which is not used for living or sleeping by human occupants.

*Anoka Building Code* means section 18-32 of this Code, adopting the Minnesota State Building Code as the building code for the city.

*Building* means any structure having a roof which may provide shelter or enclosure for persons, animals, or chattel, and when such structure is divided by party walls without openings, each portion of such building so separated shall be deemed a separate building.

*Building official* means the designated agent authorized by the city council to administer and enforce this article.

*Dwelling* means a building or one or more portions thereof, occupied or intended to be occupied for residential purposes, including at least one dwelling unit or rooming unit, but not including rooms in motels, hotels, nursing homes, trailers, tents, cabins, or trailer coaches.

*Dwelling unit* means a single-family dwelling or unit designed to accommodate one family.

*Family* means:

- (1) An individual, or two or more persons related by blood, marriage or adoption living together; or
- (2) A group of not more than five persons who need not be related by blood, marriage or adoption, living together as a single house keeping unit in a dwelling unit, exclusive of resident domestic employees.

*Flush water closet* means a toilet with a bowl and trap made in one piece, which is connected to the city water and sewer system or other approved water supply and sewer system.

*Garbage* means the animal and vegetable waste resulting from the handling, preparing, cooking, marketing, or processing of food, or the nonconsumed waste resulting from animals or humans consuming food.

*Habitable building* means any building or part thereof that meets minimum standards for use as a home or place of abode by one or more persons.

*Habitable room* means a room or enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes, excluding bathrooms, water closet compartments, laundries, furnace rooms, unfinished basements (those without required ventilation, required electric outlets and required exit facilities), pantries, utility rooms of less than 50 square feet of floor space, foyers, connecting corridors, stairways, closets, storage spaces, workshops, and hobby and recreation areas in parts of the structure below ground level or in attics.

*Heated water* means water heated to a temperature of not less than 110 degrees Fahrenheit, or such lesser temperature required by government authority, measured at faucet outlet.

*Kitchen* means a space which contains a sink with counter working space, space for installing cooking and refrigeration equipment, and space for the storage of cooking utensils.

*Maintenance* means the upkeep of property and equipment in a safe working condition for which it was installed and/or constructed.

*Multiple-family dwelling* means a dwelling or portion thereof containing two or more dwelling units.

*Occupant* means any person (including owner operator) who lives, sleeps, cooks, and eats in a dwelling unit or lives and sleeps in a rooming unit.

*Operate* means to charge rent for the use of a dwelling or a rooming unit.

*Operator* means the owner or his agent who has charge, care, control, or management of a building, or part thereof, in which dwelling units or rooming units are let.

*Owner* means any person, firm, or corporation who alone, jointly, or severally with others has title to any dwelling, or who has charge of, care of, or control of such property on behalf of the title holder. Any person representing the actual owner shall be bound to comply with the provisions of this ordinance to the same extent as the owner.

*Permissible occupancy* means the maximum number of persons permitted to reside in a dwelling unit or rooming unit.

*Person* means an individual, firm, partnership, association, corporation, company, or joint venture or organization of any kind.

*Plumbing* means all of the following supplied facilities and equipment in a dwelling: gas pipes, gas burning equipment, water pipes, steam pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes washing machines, bath basins, drains, vents, and any other similar fixtures and the installation thereof, together with all connections to water, sewer, and gas lines.

*Premises* means a property identifiable by address or legal description, including all associated structures.

*Public hall* means a hall, corridor, or passageway for providing egress from a dwelling unit to a public way.

*Rental dwelling* means a dwelling or portion thereof which is rented or available for rent.

*Repair* means the construction or renewal of any part of an existing building or its utilities, facilities, or equipment for the purpose of its maintenance.

*Rodent harborage* means a place where rodents commonly live, nest, or establish their habitat.

*Rooming unit* means any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking and eating purposes.

*Safety* means the condition of being reasonably free from danger and hazards which may cause accidents or disease.

*Substandard dwelling* means any dwelling which does not conform to the minimum standards established by city ordinances.

*Supplied* means paid for, furnished by, provided by, or under the control of the owner, operator, or agent of a dwelling.

- (b) *Meaning of certain words.* Whenever the words "dwelling," "dwelling unit," "premises," or "structure" are used in this article, they shall be construed as through they were followed by the words "or any part thereof."

**Cross reference--**Definitions generally, § 1-2.

**Sections 18-63--18-80.**

**Reserved.**