

## WINDOWS, SKYLIGHTS AND DOOR FRAMES

Every window, skylight and door frame must be kept in sound condition, good repair and weather tight. All window glazing must be free from cracks and holes. Every window, other than a fixed window, must be easily openable and capable of being held in position by window hardware.

## DOORS

All exterior doors, door assemblies, and hardware must be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms must be tightly secure.



## BASEMENT HATCHWAYS & WINDOWS

Every basement hatchway must be maintained to prevent the entrance of rodents, rain and surface drainage. All basement windows that are openable must be supplied with rodent shields, storm windows or other approved protection against rodents.

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To register a concern regarding a property maintenance issue in your neighborhood, please contact **Metro Call** at 311 or on some cell phones, 574-5000.

To ask a specific question regarding an inspection of your property, contact the Department of Inspections, Permits & Licenses directly at 574-3321 and ask to speak to your inspector.

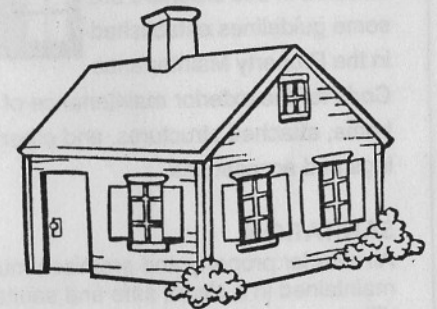


Jerry E. Abramson  
Mayor

Department of  
Inspections, Permits & Licenses

502/574-3321

# Exterior Property Maintenance



## Chapter 156 Property Maintenance Code

[www.loukymetro.org/ipl/](http://www.loukymetro.org/ipl/)

# Exterior Property and Structural Maintenance Standards

The Department of Inspections, Permits & Licenses is committed to providing a clean and safe environment for all neighborhoods in our community. Active participation from all residents is essential to meeting this goal.

Outlined in this brochure are some guidelines established in the Property Maintenance

Code for the exterior maintenance of your home, attached structures, and other buildings and accessories.



## SANITATION

All exterior property and premises must be maintained in a clean, safe and sanitary condition.

## GRADING AND DRAINAGE

All premises must be maintained to prevent the erosion of soil and the accumulation of stagnant water.

## RODENTS

All structures and property must be kept free from rodent harborage and infestation.

## EXHAUST VENTS

All pipes, ducts, fans and other similar devices must not discharge gases, steam, hot air or other wastes onto another property or unit.

## PREMISES IDENTIFICATION

All buildings must have approved address numbers placed in a legible and visible location from the street at least 4 inches high and .5 inch in stroke width.

## MOTOR VEHICLES

No inoperative, unlicensed or disassembled motor vehicle can be parked or stored on any premises. No major vehicle overhaul or painting permitted unless in an approved area.

## DEFACEMENT OF PROPERTY

Damage, mutilation or defacement of any exterior surface including, markings, carvings, or graffiti is prohibited, and is the responsibility of the owner to restore and maintain.

## STRUCTURAL MEMBERS

Structural members must be free from deterioration and able to support the imposed loads.

## FOUNDATIONS

Foundations must be plumb and free from open cracks and breaks. They must be kept secure to prevent the entry of rodents and other pests.

## EXTERIOR SURFACES

All exterior surfaces includes doors, windows, cornices, porches, trim, balconies, decks and fences. These must be in good condition and sound repair. Peeling, flaking and chipped paint must be eliminated and surfaces repainted or protected by other approved material.



## ACCESSORY STRUCTURES

All accessory structures, including garages, fences, retaining walls, gates and swimming pools must be kept in good repair and maintained in a clean and sanitary condition.

## ROOFS

All roofs and flashings must be sound, tight and not admit water/moisture to the structure. Roof drains, gutters, and downspouts must be maintained in good repair and be free from obstructions.



## DECORATIVE FEATURES

All decorative features such as cornices, belt courses, and corbels, must be maintained in good repair. Signs, marquees and awnings must also be kept in good repair and securely anchored in a safe condition.

## STAIRWAYS, DECKS, PORCHES & BALCONIES

These must be maintained in a safe and sound condition and in good repair with being properly anchored and able to maintain the imposed loads.

## CHIMNEYS & TOWERS

All chimneys, cooling towers, smoke stacks and similar devices must be kept in a safe and sound condition. All metal surfaces must be protected from the elements against rust and decay.

## HANDRAILS & GUARDS

Every handrail and guard must be firmly fastened and capable of supporting normally imposed loads and maintained in good condition.