

CITY OF MOORLAND

DEPARTMENT OF BUILDING INSPECTION

RULES & REGULATIONS TO ORDINANCE 1 — SERIES 1984

**PLEASE READ & RETAIN
OWNER OR TENANT**

CITY OF MOORLAND
DEPARTMENT OF BUILDING INSPECTION
RULES AND REGULATIONS

RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDING
INSPECTION OF THE CITY OF MOORLAND, KENTUCKY AS PROMULGATED
BY THE CHIEF BUILDING INSPECTOR AND ADOPTED BY THE CITY
COUNCIL PURSUANT TO THE AUTHORITY GRANTED IT UNDER ORDINANCE
NO. 1. SERIES 1984.

The City Council of the City of Moorland, Kentucky,
does adopt the following Rules and Regulations of the Depart-
ment of Building Inspection.

SECTION 1. MINIMUM HOUSING STANDARDS.

A. KITCHEN AND BATHROOM EQUIPMENT AND FACILITIES.

No person shall occupy as an owner-occupant
or shall let to another for occupancy any
dwelling or dwelling unit which does not
comply with the following minimum standards
for kitchen and bathroom equipment facilities:

1. Kitchen Sink. Every dwelling unit shall
contain within its walls a kitchen sink
in good working condition.
2. Cooking Equipment. Every piece of cooking
equipment which is supplied or used by an
owner, operator or occupant shall be so
constructed and installed that it will

function safely and effectively, and shall be maintained in sound working condition. Portable cooking equipment employing flame, and cooking equipment using gasoline or kerosene as fuel for cooking are prohibited; provided, however, that this sub-section shall not apply to fondue dishes, chafing dishes or other similar portable cooking equipment.

Bathroom Facilities.

- a.) Every dwelling unit shall contain within its walls a room separate from the habitable rooms, which shall afford privacy to any occupant thereof and which shall be equipped with a flushing water toilet and a lavatory basin in good working condition.
- b.) Every dwelling unit shall contain within its walls a room, separate from the habitable rooms which shall afford privacy to any occupant thereof and which shall be equipped with a bathtub or shower in good working condition. Such a room may be the same as required by sub-section 3(A) above.

Water, Hot, Water and Sewer Connections.

Every kitchen sink, lavatory basin and bathtub

or shower required by this section shall be properly connected with and supplied by both hot and cold water lines. The hot water lines shall be connected with supplied water-heating facilities which are capable of heating water to such a temperature as to permit an adequate amount of hot water to be drawn at every required kitchen sink, lavatory basin and bathtub or shower even when the heating facilities required by these rules and regulations are not in operation. All plumbing fixtures required by these rules and regulations shall be properly connected to an approved water system and to an approved sewerage system. All water and sewer connections required by this sub-section shall conform to all applicable requirements by these rules and regulations.

5. Maintenance. All equipment, facilities and connecting plumbing required by this section shall be maintained in a good, safe, sanitary and workable condition.

B. HEAT AND HEATING EQUIPMENT.

No person shall occupy as an owner-occupant or let to another for occupancy any dwelling or dwelling unit which does not comply with the following minimum standards for heat and heating equipment.

Heating Equipment and Capacity. Every dwelling unit shall have heating equipment which conforms to all applicable provisions of rules and regulations and which is capable of safely and adequately maintaining an average temperature of 70 degrees Fahrenheit in all habitable rooms, bathrooms and water closet compartments when the outdoor temperature is -10 degrees Fahrenheit without forcing the equipment to operate in excess of its design and capacity. Appliances designed primarily for cooking or water heating purposes shall not be considered as heating facilities within the meaning of this section. Portable heating equipment employing flame, and the use of gasoline or kerosene or any liquid petroleum gas as a fuel does not meet the requirements of this section and is prohibited as a primary heating source.

Supply of Heat. The owner or operator of any dwelling or dwelling unit who lets such dwelling or dwelling unit under an agreement, express or implied, to supply heat to the occupants thereof shall supply, without such undue restrictions of ventilation as to interfere with proper sanitary conditions, to provide a minimum temperature in all

habitable rooms, bathrooms and water closet compartments of 68 degrees Fahrenheit from 6:30 AM to 10:30 PM and a minimum temperature of 65 degrees Fahrenheit at all other times. Such temperatures shall be averaged throughout the dwelling or dwelling unit.

3. Written Notice Required. Written notice of any complaint concerning lack of heat in such dwelling unit shall first be given to the owner or operator by Certified Mail, return receipt requested, before violation of this section shall be deemed to exist.
4. Causes Beyond Control of Owner or Operator. Failure to furnish the heat required by this section shall not constitute an offense when it is due to a breakdown of the heating plant (unless such breakdown has been caused by a violation of these rules and regulations), nor where it is due to strikes, to a general shortage of fuel, to any act of the occupant who makes the complaint, or to any cause beyond the owner's or operator's control.
5. Determination of Average Temperature. To determine if a violation of this section has occurred, the Chief Building Inspector shall cause temperature readings to be made by a means of a standard Fahrenheit thermometer

in not less than two rooms, or if the unit consists of only one room at or near the extremes as practicable, such thermometer to be placed at a point not less than four feet nor more than six feet away from any door window and three feet above the floor.

6. Maintenance. All equipment and facilities and connecting fuel lines required by this section shall be maintained in a good, safe and workable condition.

ELECTRICAL FACILITIES.

No person shall occupy as an owner-occupant or let to another for occupancy any dwelling or dwelling unit, which does not comply with the following minimum standards for electrical facilities:

1. Electrical Service, Convenience Outlets and Fixtures. Every dwelling, dwelling unit and habitable room shall be supplied with electrical service, convenience outlets and fixtures in accordance with applicable requirements of these rules and regulations.
2. Maintenance. All outlets, fixtures and connecting electrical lines required by this section shall be maintained in a good, safe and workable condition.

D. LIGHT AND VENTILATION.

No person shall occupy as an owner-occupant or let to another for occupancy any dwelling or dwelling unit, which does not comply with the following minimum standards for light and ventilation:

1. General Standards. Every dwelling, dwelling unit and habitable room shall be supplied with light and ventilation in accordance with all applicable provisions of these rules and regulations.
2. Maintenance. All facilities and equipment required by this section for natural, artificial or mechanical lighting or ventilation shall be maintained in good, safe and workable condition.

E. MEANS OF ACCESS AND EGRESS.

No person shall occupy as an 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 minimum standards for access and egress.

1. General Standards. Every dwelling and dwelling unit shall be supplied with the means of access and egress in accordance with the requirements of these rules and regulations.
2. Maintenance and Obstructions. All means of access and egress required by this section shall