

City of West Point, MS
Minimum Property Maintenance Standards

These are excerpts from the 2006 International Property Maintenance Code. The reader is reminded that this is not the entire code, and that the owner is expected to comply with all sections of the code.

Exterior.

An owner shall:

- (1) Protect the exterior surfaces of a structure which are subject to decay by application of paint or other coating. (304.2)
- (2) Provide and maintain railings for stairs, steps, balconies, porches and elsewhere as specified in the building code. (304.12), (305.5)
- (3) Repair holes, cracks and other defects reasonably capable of causing injury to a person in stairs, porches, steps and balconies. (304.10)
- (4) Maintain a structure intended for human occupancy and its structure used as an accessory to a structure intended for human occupancy in a weathertight and watertight condition.
- (5) Maintain floors, walls, ceilings and all supporting structural members in a sound condition, capable of bearing imposed loads safely. (304.4), (305.2)
- (6) Repair or replace chimney flue and attachments that do not function properly. (304.11)
- (7) Provide and maintain the building foundation system in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
- (8) Provide every exterior wall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair. (304.6)
- (9) Provide roofs which are structurally sound and maintained in a safe manner and which have no defects which might admit rain or cause dampness in the walls or interior portion of the building.
- (10) Provide and maintain all portions, additions or sections of a roof including, but not limited to: fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters, downspouts, roof jacks and lead or metal flashing. They shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure, that could allow dampness or admit rain to the interior of that building. (304.2)
- (11) Provide and maintain every inside and outside stair, porch and any appurtenance thereto for safe use. It shall be capable of supporting the load that normal use may cause to be placed thereon and shall be kept in sound condition and good repair.
- (12) Provide and maintain protective railings on any unenclosed structure over 30 inches from the ground level or on any steps containing four risers or more.
- (13) Provide and maintain every window substantially weathertight, watertight and rodentproof, and keep in sound working condition and good repair.
- (14) Provide and maintain every window sash to be fully supplied with glass window panes which is without open cracks or holes. Window sash shall be properly fitted and weathertight within the window frame.

(15) Provide every exterior door with properly installed hardware that is maintained to insure reasonable ease of operation to open, close and secure in an open or closed position, as intended by the manufacturer of the door and the attached hardware.

(16) Provide that exterior door frames be properly maintained and affixed with weatherstripping and thresholds as required to be substantially weathertight, watertight and rodent and insect restrictive when the door is in a closed position.

(17) Provide exterior door jambs, stops, headers and moldings securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.

(18) Provide that all exterior wood surfaces, other than decay resistant woods, be protected from the elements and decay by painting or other protective covering or treatment. All siding shall be weather resistant and watertight. All masonry joints shall be sufficiently tuck pointed to insure water and air tightness.

(19) Provide and maintain garages, storage buildings and all other accessory structures in good repair and sound structural condition.

(20) Maintain every structural element of the dwelling structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.

(21) Provide existing skirting maintained free from broken or missing sections, pieces or cross members. Skirting shall be securely attached and sized from the ground to the lower outside perimeter of the structure. Replacement or new skirting shall be constructed of materials intended for exterior use and properly sized and mounted to prevent free access to the crawl space of the structure. Crawl space access grille or door and ventilation grilles shall be sized according to building code requirements.

Interior:

An owner shall:

(1) Provide and maintain railings for stairs, steps, balconies, porches and elsewhere as specified in the building code. (304.12), (305.5)

(2) Maintain a structure intended for human occupancy and its structure used as an accessory to a structure intended for human occupancy in a weathertight and watertight condition.

(3) Maintain floors, walls, ceilings and all supporting structural members in a sound condition, capable of bearing imposed loads safely. (304.4), (305.2)

(4) Repair holes, cracks, breaks and loose surface materials that are health or safety hazards in or on floors, walls, and ceilings. (304.6) (305.3)

(5) Provide and maintain a moisture resistant finish or material for the flooring or subflooring of each bathroom, shower room and toilet room.

(6) Provide every habitable room with at least one window or skylight facing directly to the outdoors. The minimum total window area, measured between stops, for every habitable room shall be eight percent of the floor area of such room. Whenever walls or other portions of structures face a window of any such room and such light-obstruction structures are located less than three feet from the window and extend to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the required minimum total window area. Whenever the only window in a room is a skylight-type window in the top of such room, the total window area of such skylight shall equal at least 15 percent of the total floor area of such room. (402.1), (402.2)

(7) Provide every habitable room with at least one window or skylight which can be easily opened, or such other device as will adequately ventilate the room. The total of openable window area in every habitable room shall equal to at least 45 percent of the minimum window area size or minimum skylight-type window size, as required, or shall have other approved, equivalent ventilation. (403.1)

(8) Year round mechanically ventilating conditioned air systems may be substituted for windows in rooms other than rooms used for sleeping purposes. Window type air conditioning units are not included in this exception.

(9) Provide every bathroom with the light and ventilation requirements for habitable rooms except that no window or skylight shall be required in adequately ventilated bathrooms equipped with an approved ventilating system. (403.2)

(10) When there is electric service available to the building structure, provide every habitable room or space with at least two separate and remote receptacle outlets. Bedrooms shall have, in addition, at least one wall switch controlled lighting outlet. In kitchens, three separate and remote receptacle outlets shall be provided, and a wall or ceiling lighting outlet controlled by a wall switch shall be provided. Every hall, water closet compartment, bathroom, laundry room or furnace room shall contain at least one ceiling-mounted or wall-mounted lighting outlet. In bathrooms, the lighting outlet shall be controlled by a wall switch. In addition to the lighting outlet in every bathroom and laundry room, there shall be provided at least one receptacle outlet. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

(11) Provide that every common hall and inside stairway in every building, other than one-family dwellings, be adequately lighted at all times with an illumination of at least one foot candle intensity at the floor in the darkest portion of the normally traveled stairs and passageways.

(12) Provide and maintain every dwelling unit with safe, unobstructed means of egress with a minimum ceiling height of seven feet leading to a safe and open space at ground level. Stairs shall have a minimum head room of six feet, eight inches.

(13) Provide and maintain every inside and outside stair, porch and any appurtenance thereto for safe use. It shall be capable of supporting the load that normal use may cause to be placed thereon and shall be kept in sound condition and good repair.

(14) Provide and maintain every window substantially weathertight, watertight and rodentproof, and keep in sound working condition and good repair.

(15) Provide and maintain every window sash to be fully supplied with glass window panes or an approved substitute which is without open cracks or holes. Window sash shall be properly fitted and weathertight within the window frame.

(16) Provide every window required for light and ventilation for habitable rooms to be capable of being easily opened and secured in position by window hardware.

(17) Provide dwelling units which do not have a properly working central air conditioning system with screens on all exterior openable windows and have a screen door with a self-closing device on all exterior doors except for the main entrance door.

(18) Provide that every floor, interior wall and ceiling be substantially rodentproof, kept in sound condition and good repair and safe to use and capable of supporting the load which normal use may cause to be placed thereon.

(19) Provide that every toilet, bathroom and kitchen floor surface be constructed and maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

(20) Maintain every structural element of the dwelling structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.

(21) Provide and maintain interior stairs and stairwells more than four risers high with handrails located in accordance with the requirements of the Building Code. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.

(22) Provide every existing interior door to fit reasonably well within its frame and 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.

(23) Provide every interior door with proper hardware, securely attached and maintained in good condition. Hasp lock assemblies are not permitted on the exterior side of the door of habitable rooms.

(24) Provide and maintain the privacy of bathrooms afforded by doors complete with privacy hardware intended by manufacturer for that purpose.

(25) Provide every dwelling unit with at least 150 square feet of floor area for the first occupant thereof and at least 100 additional square feet of floor area per additional occupant. The floor area shall be calculated on the basis of the total area of the habitable rooms.

(26) Provide, in every dwelling unit, every room occupied for sleeping purposes by one occupant with at least 70 square feet of floor area, and every room occupied for sleeping purposes by more than one occupant with at least 50 square feet of floor area for each occupant thereof.

(27) Provide habitable (space) rooms other than kitchens, storage rooms and laundry rooms with a ceiling height of not less than seven feet, six inches (or seven feet to the lowest projection). Hallways, corridors, bathrooms, water closet rooms and kitchens shall have a ceiling height of not less than seven feet measured to the lowest projection from the ceiling. If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half the room area. No portion of the room measuring less than five feet from the finished floor to the finished ceiling shall be included in any computation of the minimum room area.