

Faulty Weather Protection

Buildings or portions thereof shall be considered substandard when they have faulty weather protection, which shall include, but not be limited to, the following:

- ❖ Deteriorated, crumbling or loose plaster
- ❖ Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows and doors
- ❖ Defective or lack of weather protection for exterior walls, roof, foundations or floors, including lack of paint, or weathering due to lack of paint or other approval protective covering
- ❖ Broken, rotted, split or buckled exterior wall coverings or roof coverings

Buildings or portions of, shall be considered substandard if they have one or more of the following:

- ★ Nuisances
- ★ Hazardous Electrical Wiring
- ★ Hazardous Plumbing
- ★ Hazardous Mechanical Equipment
- ★ Fire Hazards
- ★ Faulty Materials of Construction
- ★ Hazardous or Unsanitary Premises
- ★ Inadequate Exits
- ★ Inadequate Fire Protection or Fire fighting Equipment
- ★ Improper Occupancy



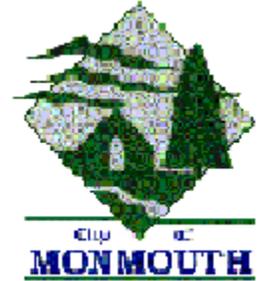
What do I do if I have a Problem?

1. Call the landlord or manager and register a complaint.
The landlord or property manager must be given the first opportunity to make repairs.

2. Make a written request and keep a copy for your records.

3. If there is no response to your request within a reasonable amount of time, contact: Larry Thornton at
The Monmouth Building
Department 503 751 0138

**151 Main Street W.
Monmouth, Oregon 97361
(503)751-0130**



**Building Department
Housing Code
(503)751-0138**

HOUSING CODE

- The City of Monmouth on September 5, 2000 by ordinance number 1157 adopted the uniform Housing code in its entirety. The housing code provides regulations regarding the upkeep and maintenance of residential buildings that are not covered by the dangerous building code.
- When the building official has reasonable cause to believe that there exists a condition that is in violation of the housing code that makes the building unsafe, dangerous or hazardous, the building
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- official may request entry to inspect or to perform the duties imposed by the housing code.
- The building inspector may be requested to inspect the building by the owner, property manager, or residents.
- If deficiencies are found the city will then contact the owner, property manager or resident as appropriate and require the items to be corrected within ten days
- If corrections are not made or a formal appeal is not filed to the City council within the prescribed time frame a citation will be issued by the local police department to the negligent party. With a maximum fine of \$500.00

Purpose

The purpose of the code is to provide minimum standards to safe guard life or limb, health, property, and public welfare by regulating and controlling the use and occupancy, location, and maintenance of all residential buildings and structures within this jurisdiction.

Substandard Buildings

Buildings or portion thereof that are determined to be substandard as defined in the housing code are hear-by declared to be

public nuisances and shall be abated by repair, rehabilitation, demolition or removal.

Inadequate Sanitation

Buildings or portions shall be deemed substandard when they are unsanitary. Inadequate sanitation shall include but is not limited to the following:

- ◆ Plumbing that has not been maintained in good condition or is not being used in a safe manner
- ◆ Lack of hot and cold running water to plumbing fixtures.
- ◆ General dilapidation or improper maintenance.
- ◆ Lack of adequate heating facilities
- ◆ Lack of or improper operation of required ventilating equipment
- ◆ Lack of minimum amounts of natural light and ventilation
- ◆ Lack of required electrical lighting
- ◆ Dampness of habitable rooms
- ◆ Infestation of insects, vermin or rodents
- ◆ Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer

Structural Hazards

Structural hazards shall include, but are not limited to the following:

- Deteriorated or inadequate foundations
- Defective or deteriorated flooring or floor supports
- Members of walls, partitions or other vertical or horizontal supports that split, lean, list or buckle, due to defective material or deterioration
- Fireplaces or chimneys that list, bulge or settle due to defective material or deterioration
- Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety