



PROPERTY & BUILDING MAINTENANCE STANDARDS: INTERIOR



The City Code requires the interior of structures be maintained in a sound, sanitary condition, and all parts must be in good repair and working order. Citizens rely on the City to enforce minimum building maintenance standards to protect surrounding property owners and tenants who might otherwise suffer substandard conditions.

INTERIOR MAINTENANCE STANDARDS

All interior features must be maintained in a safe, sound and sanitary condition and in good working order. All repairs and/or alterations must be performed in a workmanlike manner.

BATHROOM(S)

- Supplied with cold and hot water
- At least one electrical outlet
- Floors prevent penetration of water and are easy to keep clean and sanitary
- Contains lavatory (sink/wash basin), toilet and tub or shower that are in good repair and in proper working order
- Ceiling bracket light with a wall switch control

CEILING

- Maintained in sound condition and good repair, free of holes, cracks, loose plaster and flaking paint

DOORS

- Watertight, weathertight, rodent-proof and insect-proof
- Capable of being secured in a position by a locking device in proper working order

ELECTRICAL

- Wiring is safe and capable of being used and is installed in accordance with the City's Electrical Code
- All wall outlets must have cover plates



Codes Compliance Assistance
One 4th St. N.
727-893-7373
stpete.org/codes

PROPERTY & BUILDING MAINTENANCE STANDARDS: INTERIOR

FLOORS

- All interior floors are free of holes and cracks
- Floors are safe to use and capable of supporting a normal load
- Floors are insect-proof, rodent-proof and sanitary

HABITABLE ROOMS

- At least half of the floor area has a ceiling height of at least seven feet
- All sleeping areas have at least one openable window or door which allows immediate exit from any sleeping room to the outside
- All habitable rooms have at least two separate and remote electric receptacle outlets

HEAT/AC

- Equipped with permanent heating equipment that allows for the occupant(s) to solely control and operate
- Air Conditioner (AC), if equipped, is in working order and maintained in good repair

INSECT/PEST EXTERMINATION

- Dwellings must be free of insects, rodents or other pests

KITCHEN

- Hot and cold water supplied to kitchen
- Refrigerator is in proper operating order
- Electric or gas stove (not portable) is in proper operating order
- Floors are maintained and prevent penetration of water and are easy to clean and keep sanitary
- Greater than 50 square feet: Kitchen must have at least three separate electrical receptacle outlets

- Less than 50 square feet: Kitchen must have at least two separate electrical receptacle outlets

- Has ceiling or bracket light with wall switch control

PLUMBING

- Meets the standards of the City's Plumbing Code and maintained in good repair
- Must be connected to a public sewer system or other approved sewage disposal system
- Every dwelling must be supplied with a hot water heater or other central hot water system in good working condition that supplies hot water to the kitchen and bathroom(s)

SMOKE DETECTOR

- Unit is equipped with at least one smoke detector that is in good repair and works properly

STAIRS

- In sound condition and good repair, safe to use and capable of supporting a normal load

WALLS

- All interior walls are free of holes, cracks, loose plaster and flaking paint
- Walls have protective coating such as paint or paneling
- Walls are capable of supporting a normal load

WINDOWS

- Windows are in good repair and are capable of being secure in an open position and locked in a closed position
 - Windows are watertight, weathertight, rodent-proof and insect-proof
 - Window screens are in good repair to protect against insects and pests for each window
-