



PROPERTY & BUILDING MAINTENANCE STANDARDS: EXTERIOR



The City Code requires that 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 property maintenance and zoning standards. Enforcement of these standards protects surrounding property owners and tenants who might otherwise suffer substandard conditions.

EXTERIOR MAINTENANCE STANDARDS

All exterior features must be maintained in good repair and in sound condition. Additionally, structures must be resistant to water, rodents and deterioration from weather.

ROOF

- Structure must contain an exterior roof of any structure, including shingles, sheathing, rafters, soffit and fascia
- Structure must contain fascia, soffit (in the area around the roof eaves) and soffit screens
- Gable vents/vent openings must be properly screened to prevent access by animals and other pests

MAIN STRUCTURE

- Exterior walls must be capable of supporting a normal load
- Repairs must be made with materials that match the existing structure
- Window glass must be in weathertight and watertight condition
- Window screens used or intended to be used for ventilation must protect against insects and pests
- Exterior doors must be weathertight, watertight, rodent-proof, insect-proof and capable of supporting a normal load in addition to being secured in a position by a locking device in proper working order
- Porch of any structure must be safe to use, capable of supporting a normal load, be constructed and maintained to conform to the City's Building Code
- Crawl space opening(s) of a foundation wall must be secured against animals and rodents with screen repairs completed in a workmanlike manner according to standards acceptable in the construction industry

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PAINT

- Exterior walls and other surfaces of any structure must be maintained in order to resist water and deterioration from weather by application of paint or other protective material. Repairs must be made with materials that match the existing structure.
- Outermost layer of paint shall not peel or deteriorate to expose underlying layer(s) of paint to the weather.

STAIRS

- Exterior stairs must be capable of supporting a normal load.
- Handrails must be constructed and maintained to conform to the City's Building Code.
- Lighted stairs typically found in common halls and inside stairways must be adequately lighted at all times.
- Outside stairways which serve as entrances must be provided with at least one electric light fixture.



ASSISTANCE AVAILABLE

The Neighborhood Team (N-Team) is staffed by City employees who, along with volunteers, assist people in need to help improve their neighborhood and community. While code compliance is necessary to protect the value of aging properties, some homeowners can't afford to repair their homes. N-Team workers help relieve that burden. Free home improvement services are available to St. Pete homeowners who are elderly, disabled or low-income.

To determine eligibility and schedule a site visit call 727-893-7373

RAILINGS

- Railings are required for any unenclosed structure in excess of three feet above ground level or for any steps containing four or more risers.
- All railings must be capable of supporting a normal load.

ACCESSORY STRUCTURES: REPAIRS

- Accessory structures including garages, storage buildings, buffer walls, etc. must be maintained in good repair and sound structural condition.
- Repairs must be made with materials that match the existing structure.

ACCESSORY STRUCTURES: PAINT

- Exterior walls and other surfaces of any accessory structure including garages, storage buildings, fences and buffer walls must be maintained so they resist water and deterioration from weather by application of paint or other protective material.
- Outermost layer of paint shall not peel or deteriorate to expose underlying layer(s) of paint to the weather.

VACANT STRUCTURES

- Windows, doors and other openings must be in good condition and locked.
- If using securing boards to board-up openings and prevent break-ins, they must be made of exterior grade plywood and painted in a neutral color that blends with the exterior colors of the structure/building.
- All other exterior code requirements must be maintained.