**SECTION 518 – Jacksonville Code of Ordinances**

* **Sec. 518.402. - Applicability.**

Every building, structure and portion thereof, and appurtenance thereto, and the premises in which it is situated, used or intended to be used for any purpose, being it commercial, residential, industrial, multifamily institutional or other shall be constructed and maintained to comply with the provisions of this Chapter, whether or not the structure shall have been constructed, altered or repaired before or after the adoption of this Chapter, irrespective of any permits or licenses which shall have been issued for the use or occupancy of the structure or premises, and notwithstanding any which shall have been issued for the construction or repair of the structure, or for the permit installation or repair of the equipment or facilities prior to the effective date of this Chapter.

(Ord. 96-458-297, § 1)

(h)

* **Sec. 518.411. - Applicability.**

The provisions of this Subpart shall govern the minimum conditions of property. Every building or structure, shall comply with the general requirements contained in this Subpart.

(Ord. 96-458-297, § 1)

* **Sec. 518.412. - Maintenance.**

All properties, both existing and new, and all parts thereof shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this Chapter in a property when erected, altered or repaired shall be maintained in good working order. The owner or his agent shall be responsible for the maintenance of buildings, structures and premises to the extent set out in this Chapter. The tenant shall be responsible for the maintenance of properties to the extent set out in this Chapter.

(a)

*Maintenance of property.* Every foundation, roof, floor, exterior and interior wall, ceiling, inside and outside stairs, porch and appurtenance thereto shall be safe to use and capable of supporting the loads that normal use may cause to be placed thereon; and shall be kept in sound condition and good repair. A piece, part or attachment of a structure which is so insecurely fixed as to be in danger of falling or being dislodged by the elements so that it may injure a person or property shall be properly secured, removed or replaced. Every inside and outside stair or step shall have uniform risers and uniform treads.

(b)

*Maintenance of facilities and equipment.* Every plumbing fixture and pipe, every chimney, flue and smoke pipe and every other facility, piece of equipment or utility which is present in a property or which is required by Chapter shall be constructed, installed and maintained in conformity with the appropriate laws of the city and the state.

(c)

*Cleanliness and sanitation.* All structural facilities shall be maintained in a clean and sanitary condition by the occupant so as not to breed insects and rodents or produce dangerous or offensive gases or odors. Flaking, lifting or peeling paint and other defective or deteriorated wall, ceiling or floor covering materials shall be removed. Defective, deteriorated or unsanitary walls, ceilings or floors shall be restored to a condition which will permit them to be maintained in a sanitary condition.

(d)

*Plumbing fixtures.* In properties used for human occupancy, water lines, plumbing fixtures, vents and drains shall be properly installed, connected and maintained in working order, shall be kept free from obstructions, leaks and defects and shall be capable of performing the function for which they are designed. Water supply inlets to fixtures shall be installed and maintained in such a manner that back flow or cross connection will not be possible. Repairs and installations shall be made in accordance with the Building Chapter.

(e)

*Plumbing systems.* In properties used for human occupancy, every plumbing stack and every water, waste and sewer line shall be so installed and maintained as to function properly and shall be kept free from obstructions, leaks and defects to prevent structural deterioration or health hazards. Cross connections between two or more water supplies are prohibited, unless the Duval County Public Health Unit has certified the water supplies involved to be of good, potable quality. All repairs and installations shall be made in accordance with the Building Chapter.

(f)

*Heating equipment.* Every space-heating, cooking and water-heating device located in a property shall be properly installed, connected and maintained and shall be capable of performing the function for which it was designed.

(g)

*Venting of heating equipment.* Every combustion-type space heating and waterheating device located in a property shall either be vented to the outside atmosphere in an approved manner, or if of an approved unvented design, be equipped with an Oxygen Depletion Sensing System (ODS) designed to shut off the unit before the oxygen level in the room goes below 18 percent.

(h)

*Electrical outlets and fixtures.* Every electrical outlet and fixture, as required in this Chapter, shall be installed, maintained and connected to the source of electric power.

(Ord. 96-458-297, § 1)

* **Sec. 518.413. - Sanitation.**

(a)

*Residential.* All exterior property areas shall be maintained in a clean and sanitary condition, free from any accumulation of trash, rubbish, garbage or other refuse. The premises of residential property shall not be used for open storage of such items as stoves, glass, building material, building rubbish, junk vehicles, or junk or derelict property. It shall also be the duty and responsibility of every owner or occupant, as applicable, to remove dead trees from the premises.

(b)

*Commercial.* The exterior property areas of properties regulated by this Chapter shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises, and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include but are not limited to the following:

(1)

Brush, weeds, broken glass and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery;

(2)

Dead and dying trees and limbs;

(3)

Loose and overhanging objects which by reason of location above ground level constitute a danger of falling on persons or personal property in the vicinity thereof;

(4)

Holes, excavations, breaks, projections, obstructions, and excretions of pets and other animals on walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises;

(5)

Sources of infestation by insects or rodents;

(6)

Existing walkways and steps of concrete or other suitable paving materials shall be provided and maintained in safe condition for access; and

(7)

No portion of a public sidewalk, alley or street shall be obstructed by any means or used for the storage or display of goods, material or equipment so as to constitute a nuisance as defined herein and in no case without a permit issued by the Municipal Code Compliance Division. Such permit shall be waived for government recognized public events.

(Ord. 96-458-297, § 1; Ord. 98-496-E, § 2)

**Editor's note—**Ordinance 2007-839-E, § 18, authorized updated department/division names pursuant to reorganization.

1)

* **Sec. 518.420. - Interior structure—Residential.**

No person shall occupy or let to another for occupancy a dwelling, multiple dwelling, dwelling unit, rooming house or rooming unit for the purpose of living therein which does not comply with the requirements of this Subpart with respect to the interior structure.

(a)

*Freedom from dampness.* In every dwelling, multiple dwelling, dwelling unit, rooming house and rooming unit, cellars, basements, crawl spaces and every floor, walls and ceiling shall be maintained reasonably free from dampness.

(b)

*Interior floors, walls and ceilings.* Every floor, interior wall and ceiling shall be substantially rodent proof; shall be kept in sound condition and good repair; and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

(c)

*Interior stairs and railings.* All interior stairs of every structure used for human habitation shall be maintained in sound condition and good repair. Treads and risers that evidence excessive wear or are broken, warped or loose shall be replaced. Every inside stair shall be so constructed and maintained as to be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

(d)

*Handrails.* Structurally sound handrails shall be provided on steps containing five or more risers. If steps are not enclosed, handrails with balusters spaced approximately six inches apart shall be provided. Porches or balconies located more than three feet higher than the adjacent area shall have structurally sound protective handrails approximately 36 inches high and, if the porch or balcony is unenclosed, balusters spaced approximately six inches apart shall also be provided. Alternate systems providing at least the same degree of protection, if approved by the Chief, shall be acceptable.

(e)

*Bathroom and kitchen floors.* Every water closet compartment, bathroom, laundry room and kitchen floor surface shall be constructed and maintained so as to be reasonably impervious to cater and so as to permit the floor to be easily kept in a clean and sanitary condition.

(f)

*Sanitation.* The interior of every dwelling and multiple [dwelling] used for human habitation shall be maintained in a clean and sanitary condition, free from any accumulation of filth, rubbish or garbage. Rubbish, garbage and other refuse shall be properly kept inside temporary storage facilities.

(g)

*Insect and rodent harborages.* Buildings used for human habitation shall be kept free from insect and rodent harborages such as accumulated rubbish, boxes, rags or other similar materials which may provide a harborage and shall be kept free from insect and rodent infestation. Where an infestation or harborage is found, it shall be promptly eliminated by acceptable processes.

(h)

*Illumination.* Sufficient windows, sky lights and electrical lighting fixtures shall be provided so as to furnish adequate illumination for the intended use or occupancy of the building. Illumination of at least five foot candle power shall be provided in all passageways and stairways at all times the buildings is occupied. Levels of illumination shall be measured at the floor or stair tread level.

(Ord. 96-458-297, § 1)

* **Sec. 518.421. - Space, occupancy and maintenance requirements—Residential.**

No person shall occupy or let to another for occupancy a dwelling unit for the purpose of living, sleeping, cooking or eating therein which does not comply with the requirements of this Chapter with respect to basic facilities.

(a)

*Water closet.* Within the main enclosing walls of every dwelling unit there shall be a nonhabitable room which affords privacy to a person within the room and which is equipped with a flush water closet in good working condition. The water closet shall be:

(1)

Equipped with easily cleanable surfaces;

(2)

Connected to a water system that at all times provides an adequate amount of running water under pressure to cause the water closet to be operated properly; and

(3)

Connected to an approved sewer system or an approved septic tank installation.

(b)

*Lavatory.* Within the main enclosing walls of every dwelling unit there shall be a lavatory sink. The lavatory sink may be in the same room as the flush water closet or, if located in another room, the lavatory sink shall be located in close proximity to the door leading directly into the room in which the water closet is located. The lavatory sink shall be in good working condition and properly connected to:

(1)

A potable water supply which is approved by the Duval County Public Health Unit and which provides at all times an adequate amount of heated and unheated running water under pressure; and

(2)

An approved sewer system or an approved septic tank installation.

(c)

*Bathtub or shower.* Within the main enclosing walls of every dwelling unit there shall be a room which affords privacy to a person within the room and which is equipped with a bathtub or shower in good working condition. The bathtub or shower may be in the same room as the flush water closet or in another room and shall be properly connected to:

(1)

A water supply system which is approved by the Duval County Public Health Unit and which provides at all times an adequate amount of heated and unheated running water under pressure; and

(2)

An approved sewer system or an approved septic tank installation.

(d)

*Kitchen.* Every dwelling unit shall have a room or portion of a room in which food may be prepared or cooked, which shall have adequate circulation area and which shall be equipped with a kitchen sink in good working condition and properly connected to:

(1)

A potable water supply which is approved by the Duval County Public Health Unit and which provides at all times an adequate amount of heated and unheated running water under pressure; and

(2)

An approved sewer system or an approved septic tank installation.

(e)

*Waste water from laundry devices.* Waste water from every device used for laundering clothes shall be properly drained.

(f)

*Water-heating facilities.* Every dwelling unit shall be supplied with water-heating facilities which are installed in an approved manner, properly maintained and properly connected with hot water lines to the fixtures required to be supplied with hot water under this Section. Water-heating facilities shall be capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub, shower and laundry facility or other similar unit at a temperature of not less than 120°F at any time needed. Water-heating facilities shall be provided with a properly installed pressure-temperature venting device.

(g)

*Heating facilities.* Every dwelling, dwelling unit and rooming unit shall have heating facilities which are properly installed, are maintained in safe and good working condition and are capable of safely and adequately heating all habitable rooms and bathrooms located therein to a temperature of at least 65°F at a distance three feet above floor level under ordinary minimum winter conditions.

(h)

*Operation of heating and water heating facilities.* Every heating or water-heating facility shall be installed and shall operate in accordance with the requirements of the building code and the fire prevention code.

(i)

*Privacy.* Access to or egress from each dwelling unit shall be provided without passing through another dwelling or dwelling unit.

(j)

*Locking devices.* No person shall let to another for occupancy a dwelling or dwelling unit unless all exterior doors of the dwelling unit are equipped with safe and properly functioning locking devices. The locking devices shall be capable of being easily opened from the inside.

(k)

*Minimum ceiling heights.* The ceiling height of a habitable room shall be at least seven feet, except that in a habitable room under a sloping ceiling, at least one-half of the room shall have a ceiling height of at least seven feet and the floor area of that part of the room where the ceiling height is less than seven feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining maximum permissible occupancy.

(l)

*Required space in dwelling units.* The maximum occupancy of a dwelling unit shall not exceed the following requirements:

(1)

One hundred fifty square feet of floor space for the first occupant and at least 100 square feet of floor space for every additional occupant. The floor space shall be calculated on the basis of total habitable room area.

(2)

The total number of occupants shall not exceed two times the number of habitable rooms in the dwelling unit.

(m)

*Required space in sleeping rooms.* In every dwelling unit of two or more rooms every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant.

(n)

*Access limitation of dwelling unit to commercial uses.* No habitable room, bathroom or water closet compartment which is accessory to a dwelling or rooming house shall open directly into or shall be used in conjunction with a food store, barber or beauty shop, doctor's or dentist's examination or treatment room or similar room used for public purposes. Home occupations permitted under the Zoning Code are excluded from this requirement.

(o)

*Location of bath.* A bathroom or water closet compartment shall not be used as the only passageway to a habitable room, hall, basement or cellar or to the exterior of the dwelling.

(p)

*Electrical system and artificial light—minimum requirements.*

(1)

*General.*

(i)

All fixtures, receptacles, equipment and wiring shall be maintained in a state of good repair, safe, capable of being used, installed and connected to a source of electric power in accordance with the building code.

(ii)

Where the determination is made, upon examination of the existing electrical service supply, that the electrical service supply is obsolete or is being used in a manner constituting a hazard to life and property, the following standards shall be used for determining the adequacy of the service supply and main disconnect switch:

|  |  |
| --- | --- |
| Total Number of Lighting and Electrical Outlets | Capacity of Main Service Supply and Main Disconnect Switch |
| 0—24 | [60](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITIVBOCO_CH60HURICO) amp service |
| 25—50 | 100 amp service |

(iii)

Notwithstanding the standards of subsection (b) of this Section, the minimum capacity of the service and the main disconnect switch shall be sufficient to adequately carry the total load required in accordance with the building code.

(2)

*Electrical lights and receptacles required.* Every dwelling shall be wired for electricity and every habitable room shall be provided with not less than two separate floor or wall-type duplex electric receptacles. Every habitable room shall be provided with not less than one ceiling or wall-type electric lighting fixture or, in lieu thereof, with a duplex electric receptacle located near the entrance door to the room, the receptacle being in addition to those otherwise required for habitable rooms. Every bathroom, laundry room, furnace room, corridor and hallway shall be provided with not less than one ceiling or wall-type electric lighting fixture. Each receptacle and lighting fixture shall be properly installed and maintained in good and safe working condition and shall be connected to the source of electricity in a safe manner.

(3)

*Light in public halls and stairways.* Every public hall and stairway in every multiple dwelling and rooming house containing three or more units shall be adequately lighted at all times. Every public hall and stairway in structures devoted solely to dwelling occupancy and containing not more than two units may be supplied with conveniently located light switches controlling an adequate lighting system which may be turned on when needed, instead of full-time lighting.

(q)

*Fire safety—minimum requirements.* No person shall occupy or let to another for occupancy a dwelling, dwelling unit or rooming unit which does not comply with the applicable provisions of the fire prevention code and the additional requirements contained in this Subpart for safety from fire.

(1)

*Storage of flammable liquids prohibited.* No dwelling unit or rooming unit shall be located within a building containing an establishment handling, dispensing or storing flammable liquids with a flash point of 100°F or lower.

(2)

*Cooking and heating equipment.* All cooking and heating equipment, components and accessories and every heating, cooking and water-heating device shall be maintained free from leaks and obstructions and kept functioning properly so as to be free from fire, health and accident hazards. Installations and repairs shall be made in accordance with the building code or other laws of the city applicable thereto. Portable cooking or heating equipment employing flame is prohibited, except on a temporary basis during power failures or in times of natural disaster.

(3)

*Construction and materials.* All construction and materials, ways and means of egress and installation and use of equipment shall conform with the appropriate laws and regulations of the city and the state dealing with fire protection.

(4)

*Fire warning equipment.* At least one smoke detector (which may be a single-station alarm device) shall be installed on each floor of a dwelling, dwelling unit or rooming unit. The detector shall operate from an alternating current source, a monitored battery or a combination alternating-current/battery-power source. Detectors shall conform to the following standards:

(i)

A smoke detector shall be located outside bedrooms in a hallway or space communicating thereto and on or near the ceiling and shall be installed in accordance with the manufacturer's instructions. Dwelling units and rooming units having bedrooms separated by any one or a combination of common-use areas, such as a kitchen, dining room, living room or family room (but not a bathroom or utility room) shall have at least two smoke detectors.

(ii)

Every smoke-detecting device shall cause the operation of an alarm signaling device or devices which shall be clearly audible in all bedrooms with all intervening doors closed. Alarm sounding devices shall be rated not less then 85 decibels at ten feet.

(iii)

Detectors requiring a light source for operation shall have an audible trouble signal on failure of the light source, but the failure shall not cause an alarm. Detectors not requiring a light source for operation shall have either a visible light to indicate operability or an audible trouble signal. Audible trouble signals shall be designed to operate at least every minute for seven consecutive days.

(Ord. 96-458-297, § 1)

* **Sec. 518.422. - Exterior structure—Commercial.**

No person shall occupy or let to another for occupancy property which does not comply with the requirements of this Subpart with respect to the exterior structure.

(a)

Windows/stock storage. All windows exposed to public view shall be kept clean and free of marks or foreign substances except when necessary in the course of changing displays. Storage of materials, stock or inventory shall be prohibited in window display areas or other areas ordinarily exposed to public view unless such areas are first screened from the public view by drapes, Venetian blinds or other permanent rendering of the windows opaque to the public view. All screening of interiors shall be maintained in a clean and attractive manner and in a good state of repair. Nothing herein shall be construed to prohibit window displays which are attractive, neat, orderly and in keeping with community standards.

(b)

All permanent signs and billboards permitted by reason of other regulations or as lawful nonconforming use, and exposed to public view, shall be maintained in good repairs. Any signs which have excessively weathered, faded or those upon which the paint has excessively peeled or cracked shall, with their supporting members, be removed or, if legally allowed, put into a good state of repair. All nonoperative or broken electrical signs shall be repaired or shall, with their supporting members, be removed.

(c)

All outdoor salvage yards shall be screened from surrounding property as required by the Zoning Code. Such screening shall be maintained in a good condition and free from deterioration.

(d)

Air conditioning equipment shall be equipped with proper devices for the prevention of condensate drainage upon sidewalks, other walkways or other areas. Where mechanical ventilation is used, the ventilating duct which is on the exterior wall shall not be located closer than six feet from a window located in an adjoining building.

(e)

Inflammable or combustible liquids or other materials may not be stored on the premises unless they are a type approved for storage by the fire code and then only in such quantities and in such fireproof storage containers as may be prescribed by the fire code.

(f)

Hallways shall provide adequate, safe and unobstructed circulation from offices, sales rooms, work rooms, storage rooms, and other spaces to various means of exit.

(g)

All premises shall be properly connected to electric power through safely insulated conductors conforming to the National Electrical Code.

(h)

All wiring or cables shall be properly affixed or attached to the structure, and kept in a good state of repair. No loose cords or loose extension lines in excess of six feet in length shall be permitted and no ceiling or wall fixture shall be used for supply and power to equipment other than that for which they are designed. Every electrical circuit in rooms containing plumbing pipes or fixtures shall be equipped with at least one ground fault interrupter receptacle.

(i)

Buildings where people work shall have a minimum of one water closet and one wash basin supplied with potable running water per floor, available to all employees, located in an enclosed room conveniently accessible to the employees.

(j)

Buildings wherein food is served to the public shall provide sanitary facilities available to patrons in accordance with the requirements of the health code and all other applicable Chapters and statutes.

(k)

All toilet rooms shall be fully enclosed and with a door capable of being locked so as to provide privacy for the user.

(l)

Each toilet room shall be provided with toilet paper, soap and individual towels or other means of drying.

(m)

Wash room and water closet compartment floors shall be surfaced with water-resistant materials and floors; walls and ceilings shall be kept in a dry, clean and sanitary condition at all times.

(n)

Every wash room and water closet compartment shall be provided with permanently installed artificial lighting fixtures with a switch and wall plate so located and maintained that there is no danger from short-circuiting from water or plumbing.

(o)

All toilet rooms shall be provided with natural or mechanical ventilation and lighting.

(p)

All fire warning or prevention equipment required by the building code shall be properly installed and in good working condition.

(Ord. 96-458-297, § 1)

* **Sec. 518.431. - Rooming houses and rooming units—General.**

Every person who operates a rooming house or who occupies or lets to another for occupancy a rooming unit in a rooming house shall comply with the requirements of this Part and with every other Section of this Chapter that is not in conflict with this Part. Every rooming unit shall comply with all the requirements of thin Chapter pertaining to a habitable room, except as otherwise provided in this Part.

(a)

*Water closet and bath facilities.* At least one flush water closet, lavatory basin and bathtub or shower, properly connected to a water and sewer system approved by the Duval County Public Health Unit and in good working condition, shall be supplied for each four rooms or fraction thereof within a rooming house; provided that:

(1)

In a rooming house where rooms are let only to males, flush urinals may be substituted for not more than one-half of the required number of water closets.

(2)

The facilities required by this Section shall be so located within the dwelling as to be reasonably accessible to all persons sharing the facilities and from a common hall or passageway on the floor they serve.

(3)

Every lavatory basin and bathtub or shower shall be supplied with heated and unheated water under pressure at all times.

(b)

*Minimum floor area for sleeping purposes.* Every rooming unit occupied for sleeping purposes shall contain at least[110](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITVADPE_CH110CITR) square feet of habitable floor area for the first occupant and at least 50 square feet of habitable floor area for each additional occupant, except that in no case shall the total number of occupants exceed two times the number of habitable rooms in the rooming unit. Every rooming unit shall also contain at least four square feet of closet space for each occupant with an unobstructed height of at least five feet. If the required closet space is lacking, in whole or in part, an amount of space equal in square footage to the deficiency shall be subtracted from the area of habitable room space used in determining permissible occupancy. In a dormitory room, the required closet or closet space may be provided in another portion of the rooming house.

(c)

*Bed linens and towels.* The operator of every rooming house shall supply bed linens and towels therein at least once each week and prior to the letting of a room to another occupant. The operator shall be responsible for the maintenance of all supplied bedding in a clean and sanitary manner.

(d)

*Shades, drapes, etc.* Every window of every rooming unit shall be supplied with shades, draw drapes or other devices or material which, when properly used, will afford privacy to the occupant of the rooming unit.

(e)

*Certain cooking prohibited.* Cooking in dormitory rooms and rooming units is prohibited.

(f)

*Locks.* Access doors to rooming units, water closet rooms and bathrooms shall have properly functioning locks to ensure privacy.

(g)

*Private ingress and egress.* Access to or egress from each rooming unit shall be provided without passing through another rooming unit or dwelling unit.

(h)

*Sanitary conditions.* The operator of every rooming house shall be responsible for the sanitary maintenance of all walls, floors and ceilings and for the sanitary maintenance of every other part of the rooming house. The operator shall be further responsible for the sanitary maintenance of the entire premises where the structure or building within which the rooming house is contained is owned, leased or occupied by the operator, otherwise, the owner shall be responsible.

(i)

*Sanitary facilities.* Every water closet, flush urinal, lavatory basin and bathtub or shower required by[Section 518.502](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXIVHOCODE_CH518JAPRSAMACO_PT5JADOPRMACO_PTIAD_SPATISC_S518.502PA5RELE) shall be located within the main enclosing walls of the rooming house and within a room or rooms which:

(1)

Afford privacy and are separate from the habitable rooms.

(2)

Are accessible from a common hall and without going outside the rooming house or through another room therein.

(Ord. 96-458-297, § 1)

* **Sec. 518.441. - Mobile homes—General.**

No person shall occupy or let to another for occupancy a mobile home which does not comply with the requirements of this Part and all other provisions of this Chapter not in conflict herewith.

(a)

*Installation standards.* Mobile homes shall be installed with foundations and anchoring systems adequate to safely sustain wind loads and in accordance with the most current regulations of the state.

(b)

*Plumbing systems, generally.* The interior plumbing systems in mobile homes shall comply with F.S.[Ch. 320](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITVIIICOREBUCO_CH320GEPR). Exterior plumbing systems serving mobile homes shall comply with Chapter 332, the applicable regulations of the state and this Part.

(c)

*Sanitary drainage.* The sanitary drainage system serving each mobile home shall include:

(1)

A sewer connection not less than four inches in diameter which extends not less than three inches nor more than six inches above ground level.

(2)

A sewer inlet equipped with a gas and water-tight seal when connected to the mobile home and a gas-tight seal plug for use when not so connected.

(d)

*Water supply.* The water supply system serving each mobile home shall include:

(1)

A separate water service with piping not less than ¾ inch in diameter complying with Section 332.1306.

(2)

A back-pressure or reduced-pressure-principle back flow preventer installed on the branch service line to the mobile home at or near the mobile home service connection. The preventer shall be full-sized, shall be designed and maintained to close drip tight at a reduced pressure not less than one nor more than five pounds for each square inch and be of an approved type identified by the manufacturer's name and model number and certified by a nationally recognized testing agency to comply with the requirements of this subsection.

(3)

A separate manual shut-off valve installed on the supply side of the required backflow preventive device.

(Ord. 96-458-297, § 1)

* **Sec. 518.451. - Responsibilities of owners and occupants.**

Owners and occupants shall bear responsibility under this Chapter as set forth in this Part unless there exists a valid contract between the owner and an occupant which apportions these responsibilities in a manner different from the manner prescribed herein. Nothing in this Part shall be construed to abrogate or nullify any such contract. Owners and occupants of dwellings or multiple dwellings and owners and occupants of rooming houses or commercial property shall be responsible for maintenance thereof as provided in this Part.

(a)

*Cleanliness.* No owner or other person shall occupy or let to another person for occupancy a property unless it and the premises are clean, sanitary, fit for occupancy and comply with all applicable requirements of the city and the state.

(b)

*Responsibility of owner.* Every owner of a property containing two or more units and every owner of a rooming house or mobile home business park shall maintain the shared or public areas of the property and premises thereof in a clean and sanitary condition.

(c)

*Responsibility of occupant.* Every occupant of a property shall maintain that part or those parts of the property and premises thereof that he occupies and controls in a clean and sanitary condition.

(d)

*Disposal of rubbish.* Every occupant of a property shall store and dispose of all his rubbish in a clean, sanitary and safe manner.

(1)

*Disposal of garbage.* Every occupant of a property shall store and dispose of all his garbage and other organic waste which might provide food for insects or rodents in a clean, sanitary and safe manner. Rodent-resistant, insect-resistant and water-resistant refuse containers shall be used for storage pending collection.

(i)

Garbage storage facilities. Every owner of a property containing five or more units shall supply facilities or refuse containers for the sanitary and safe storage and disposal of rubbish and garbage. In the case of one, two, three or four units, it shall be the responsibility of the occupant to furnish the facilities or refuse containers.

(ii)

Approved garbage storage containers or garbage disposal facilities shall be provided and maintained for the disposal of garbage at every occupied property. Provisions shall be made for regular pickup and disposal.

(iii)

Approved garbage storage containers or garbage disposal facilities on commercial properties shall be screened from public view where space permits.

(e)

*Screens.* Every owner of a property shall be responsible for providing and hanging screens whenever they are required under the provisions of this Chapter; provided, that once installed, if the occupant removes or damages the screens, maintenance or replacement of the screens becomes the responsibility of the occupant.

(f)

*Extermination of insects and rodents.* Every occupant of a property containing a single unit shall be responsible for the extermination of insects, other than wood-destroying insects, and rats on the premises; and every occupant of a property containing more than one unit shall be responsible for extermination within his unit and the portions of the premises he controls. Notwithstanding the requirements of the preceding sentence, whenever infestation is caused by the failure of the owner to maintain a structure in a rat-proof or reasonably insect-proof condition, extermination shall be the responsibility of the owner. Whenever infestation exists in the shared or public parts of a structure containing two or more units, extermination therein shall be the responsibility of the owner.

(1)

*Rodent harborages—single-unit.* No owner or occupant of a structure shall accumulate rubbish, boxes, rags, lumber, scrap metal or other materials in such a manner that may provide a rat harborage in or about the structure.

(2)

*Rodent harborages—multiple unit.* No owner of a multiple unit structure shall accumulate or permit the accumulation of rubbish, boxes, rags, lumber, scrap metal or other materials in such a manner that may provide a rat harborage in or about the shared or public areas of the structure.

(3)

*Attraction of insects and rodents.* No owner or occupant of a structure shall store, place or allow to accumulate materials that attract insects or rodents and create an unsanitary condition.

(g)

*Care of fixtures.* Every occupant of a property shall keep all supplied fixtures and facilities therein in a clean and sanitary condition, and shall be responsible for the exercise of reasonable care in the proper use and operation thereof, and, except for occupants of rooming houses or boarding houses, shall be responsible for the maintenance of all smoke detectors therein. Every owner of a rooming house or boarding house shall be responsible for the maintenance of all smoke detectors therein.

(h)

*Care of premises.* No owner or occupant of a property shall utilize the premises of the property for the open storage of junk, nondriveable motorized vehicles or derelict property, building rubbish or debris or similar items. It shall be the duty and responsibility of every owner or occupant to keep the premises of property clean and to remove from the premises all junk, nondriveable motorized vehicles, derelict property, building rubbish, debris or similar items.

(i)

*Heating facilities.* Except where there is a written agreement between the owner and an occupant providing for some other arrangement, the owner of every dwelling and multiple dwelling shall be responsible for the installation and maintenance of heating facilities required by this Chapter. In every case, the owner shall be responsible for providing sufficient chimneys, flues, gas vents or electrical facilities for the connection of heating appliances.

(j)

*Person other than occupant in control of heat.* From October 1 until April 30, where the control of the heat supplied to a property is the responsibility of a person other than the occupant. a temperature of at least 65°F at a distance of 36 inches above the floor level shall be available to the occupant in all usable rooms, bathrooms and water closet compartments.

(k)

*Weeds, grass and other flora.* Occupants of property containing no more than two units shall be responsible for keeping the premises free from the excessive growth of weeds, grass and other flora, except where there is a written agreement between the owner and an occupant providing for some other arrangement. The owner shall be responsible for keeping the premises free from the excessive growth of weeds, grass and other flora in multiple units, vacant units or rooming houses.

(l)

*Standing water.* The owner of a property shall be responsible for grading the premises to prevent standing water.

(Ord. 96-458-297, § 1)

* **Sec. 518.461. - Intent.**

Property intended or used for human occupancy may be condemned as unsafe structures or buildings or as unfit for human occupancy as herein provided.

(Ord. 96-458-297, § 1)

* **Sec. 518.462. - Structures unfit for human occupancy.**

When the Chief finds that a property constitutes a hazard to the health, safety or general welfare of the occupants or the public and fails to comply with the minimum provisions of this Chapter but has not yet reached such a state of complete disrepair as to be condemned as an unsafe building or structure under this Chapter, he may declare the property as unfit for human occupancy and order it to be vacated. When such a determination occurs and the Chief has received notice or makes a determination that any building, structure, premises, electrical, gas, mechanical or plumbing system presents an imminent and serious threat to the life and safety of the occupants, the Chief shall immediately make diligent efforts to contact the occupants and the owner of the property through reasonable means (which may include telephone or personal notification) in an effort to correct the threat to public safety. However, nothing herein shall prevent the Chief from inspecting any condition to verify proper corrective actions have been taken, nor does it relieve a property owner or other individual from obtaining any permits or other approvals necessary to do corrective work.

In exigent circumstances, where advance notice is impractical, and the threat to public safety is so immediate and severe that delay poses a threat to the public safety, the Chief may order all occupants removed from the building, structure or premises, utility service to the unsafe or hazardous condition(s) terminated, and/or further occupancy contingent on correction of the unsafe or hazardous condition(s) or code violation(s).

For purposes of this subsection, the circumstances supporting the determination that an immediate threat exists to the life and safety of the occupants and/or the public are those which would justify the entry of an emergency ex parte injunction, without notice, in a Circuit Court proceeding for abatement of a public nuisance. The exercise of this authority is not intended to be routine, but shall be reserved for those instances in which advance notice is impractical and the threat to public safety constitutes a true emergency.

Electrical service shall not be terminated except in those instances where the electrical service itself presents an imminent danger to public safety or where the risk of spark or explosion is present, or to prevent further occupancy of any unsafe residential structure.

The mere existence of a code violation for a failure to secure permits shall not justify an order to vacate under this subsection. In those circumstances, the Chief may initiate any enforcement process authorized by law to correct any such violation.

In all cases in which the Chief has ordered all occupants removed from the building, structure or premises, utility service to the unsafe or hazardous condition(s) terminated, the Chief shall give written notice to the property owner or the occupants of the Chief's actions within two (2) business days of the issuance of the order (excluding Sundays and legal holidays), which notice shall include all of the information required by[section 518.151](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXIVHOCODE_CH518JAPRSAMACO_PT1GEPR_SPFEM_S518.151EM).

(Ord. 96-458-297, § 1; Ord. 2010-329-E, § 3)

* **Sec. 518.464. - Form of notice to owner.**

Whenever the Chief has declared a property to be unfit for human occupancy, he shall give notice to the owner of this declaration and placarding in the manner specified in this Chapter. The notice shall:

(a)

Be in writing;

(b)

Include a description of the property sufficient for identification;

(c)

Include a statement that the premises have been found by the Municipal Code Compliance Division to be unfit for human occupancy and that a placard containing this declaration has been posted on the premises;

(d)

State the time within which the occupants must vacate the unit, and each unit if more than one unit is involved;

(e)

State the conditions alleged to exist that make the unit or units unfit for human occupancy;

(f)

Provide a reasonable time for the correction of the violation.

(Ord. 96-458-297, § 1; Ord. 2006-1363-E, § 15)

**Editor's note—**Ordinance 2007-839-E, § 18, authorized updated department/division names pursuant to reorganization.

**Editor's note—**Former[§ 518.465](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXIVHOCODE_CH518JAPRSAMACO_PT4PRST_SPFDEUNHUOC_S518.465FONOVA). See editor's note,[§ 518.463](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXIVHOCODE_CH518JAPRSAMACO_PT4PRST_SPFDEUNHUOC_S518.463POPL).

* **Sec. 518.465. - Form of notice to vacate.**

Whenever the Chief has declared a property to be unfit human occupancy, he shall give notice to each occupant to vacate the property. The notice shall:

(a)

Be in writing;

(b)

Include an identification of the premises to be vacated;

(c)

Specify the time within which the premises shall be vacated;

(d)

Include a statement that the premises have been found by the Municipal Code Compliance Division unfit for human occupancy;

(e)

Include a statement that the owner and/or occupants shall be subject to the penalties provided in this Chapter in the event the premises are not vacated within the time specified.

(f)

Include a statement that the owner/occupant has the right to appeal the order to the Building Codes Adjustment Board under[Section 518.471](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXIVHOCODE_CH518JAPRSAMACO_PT4PRST_SPGAPVA_S518.471APVA) of the Jacksonville Ordinance Code, or as otherwise permitted by law.

(Ord. 96-458-297, § 1; Ord. 2006-1363-E, § 16)

**Editor's note—**Ordinance 2007-839-E, § 18, authorized updated department/division names pursuant to reorganization.

* **Sec. 518.466. - Service of notice to vacate upon occupant.**

Service of a notice to vacate shall be any of the following methods:

(a)

By delivery to the occupant personally or by leaving the notice at the usual place of abode of the occupant with a member of the family 15 years of age or older.

(b)

By certified or registered mail addressed to the occupant.

(c)

By posting a copy of the notice in a conspicuous place on the premises to be vacated.

(Ord. 96-458-297, § 1)

**Editor's note—**In order to keep related sections in order, and to facilitate the presumptive intent of Ord. 2006-1363-E, former §§[518.466](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXIVHOCODE_CH518JAPRSAMACO_PT4PRST_SPFDEUNHUOC_S518.466SENOVAUPOC) and[518.467](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXIVHOCODE_CH518JAPRSAMACO_PT4PRST_SPFDEUNHUOC_S518.467UNOCVAPR) have been redesignated as §§[518.465](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXIVHOCODE_CH518JAPRSAMACO_PT4PRST_SPFDEUNHUOC_S518.465FONOVA) and[518.466](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXIVHOCODE_CH518JAPRSAMACO_PT4PRST_SPFDEUNHUOC_S518.466SENOVAUPOC) at the discretion of the editor.