

13-196-610 Residential buildings – Responsibilities of owners and occupants – General.

In addition to other applicable provisions of this Code, owners and occupants of residential buildings shall comply with the respective responsibilities imposed upon them by Sections [13-196-620](#) through and including [13-196-640](#) of this chapter.

(Prior code § 78-59)

13-196-620 Residential buildings – Responsibilities of occupants.

Every occupant of a family unit must:

- (a) Keep that part of the family unit which he occupies and controls in a clean, sanitary and safe condition;
- (b) Keep all plumbing and other fixtures required by this chapter, whether or not supplied by the landlord, in a clean and sanitary condition, and if supplied by the landlord, must use reasonable care in the proper use and operation thereof;
- (c) If a single-family dwelling unit, exterminate any insects, rodents or other pests therein or on the premises and, if a family unit in a dwelling containing more than one family, exterminate such insects, pests, and rodents whenever his family unit is the only one in the dwelling infested, except as provided in Section [13-196-630](#) (c);
- (d) Dispose of all garbage and other refuse only in the containers required by Section [7-28-220](#) of the code and must place such refuse in the containers in a clean and sanitary manner;
- (e) Hang and remove all screens required for the family unit by this chapter unless the owner has agreed to supply such service;
- (f) Not place on the premises any material which may cause a fire hazard or otherwise endangers the health or safety of any occupant of such dwelling, nor place in storage on the premises any furniture, equipment, or material which harbors insects, rodents, or other pests;
- (g) Not permit any family unit let to him to be occupied so that any occupancy resulting therefrom violates any of the provisions of this chapter;
- (h) Provide heating facilities for that part of the family unit he occupies unless such facilities are provided by the owner. Gas appliances designed to be used primarily for cooking or water heating purposes shall not be considered as heating facilities within the meaning of this section.

(Prior code § 78-60)

[13-196-630](#) Residential buildings – Responsibilities of owner or operator.

Every owner or operator must:

- (a) Comply with the requirements imposed on him by this chapter;
- (b) Maintain in a clean, sanitary and safe condition the shared or public areas of the dwelling or premises, and maintain and repair any equipment of a type specified in this Code which he supplies or is required to supply;
- (c) Exterminate any insects, rodents or other pests in any family unit, if infestation is caused by the failure of the owner or operator to maintain the dwelling in a ratproof or reasonable insect-proof condition, and he must exterminate such pests in any family unit in the dwelling, regardless of the cause of infestation, if infestation exists in two or more of the family units in the dwelling or in the shared or public parts of any dwelling containing two or more family units; and
- (d) Supply and maintain the facilities for refuse disposal which are required of him by Section [7-28-220](#).

(Prior code § 78-61)