

**1489 RESPONSIBILITIES OF OPERATORS.** In addition to and in accordance with the requirements of Chapter 157 and other applicable chapters of this Code of Ordinances, operators are designated to be specifically responsible for the following items. Where any conflict may appear between the guidelines of this chapter and Chapter 157, the definitions and guidelines of this chapter shall control.

1. Maintenance of Structure:

A. Structures shall be maintained in safe and sound condition and shall be capable of supporting the loads that normal use may cause to be placed thereon. [EG Code of Ord, Chapter 157.04(1), 157.04(3), 157.04(8), 157.04(10), 157.05 and 157.06]

B. Exterior shall be maintained in reasonably weathertight, watertight, rodent-proof and insect-proof condition. [EG Code of Ord, 157.03(2) and 157.04(12)]

C. Doors shall be maintained in good and functional condition and every door, when closed, shall fit reasonably well within the frame. [EG Code of Ord, 157.04(13)]

D. Windows shall be maintained in good and functional condition and shall fit reasonably well within the frame. [EG Code of Ord, 157.04(11)]

E. Interior surfaces shall be maintained so as to permit the surface to be kept in a clean and sanitary condition, notwithstanding the occupant's obligations under Section 148.10(1)(A) and 148.10(1)(B). [EG Code of Ord, 157.05(5)]

F. Accessory structures shall be kept in a reasonably good state of repair. [EG Code of Ord, 157.03(4)]

2. Rainwater drainage. [EG Code of Ord, 157.04(5)]

3. Grading, drainage and landscaping of premises. [EG Code of Ord, 157.03(1)]

4. Chimneys and smoke pipes shall be maintained in a reasonably good state of repair. [EG Code of Ord, 157.04(9)]

5. Exterior surfaces shall be reasonably maintained, protected from the elements and against decay. [EG Code of Ord, 157.04(4)]

6. Means of egress shall be maintained in good condition and shall be free of obstruction at all times. [EG Code of Ord, 157.12(3)]

7. Hanging screens and storm windows shall be maintained by the owner or operator of the premises except when there is a written agreement between the owner and the occupant to the contrary. [EG Code of Ord, 157.04(11)]

8. Electrical systems of every dwelling or accessory structure shall be maintained in good and safe working condition. [EG Code of Ord, 157.11(5) and 157.11(6)]

9. Supplied plumbing fixtures and systems shall be maintained in good and sanitary working condition. [EG Code of Ord, 157.10(5), 157.10(6) and 157.10(7)].

10. Gas appliances and facilities shall be properly connected and maintained in good condition. [EG Code of Ord, 157.10(6D) and 157.11(3B)]
11. Heating and supplied cooling equipment shall be maintained in good and safe working condition. [EG Code of Ord, 157.11(3)]
12. Floors in kitchen and bathrooms shall be constructed and maintained so as to permit such floor to be easily kept in a clean, dry, and sanitary condition. [EG Code of Ord, 157.05(5)]
13. Supplied facilities required by Chapter 157 and/or present in the unit and/or designated for the exclusive use by the occupants of the unit at the time that either the rental agreement is signed or possession is given shall function safely and shall be maintained in proper working condition. Maintenance of facilities, utilities, and equipment not required by this chapter shall be the operator's responsibility unless stated to the contrary in the rental agreement. No required supplied facility shall be removed, shut off, or disconnected from any occupied dwelling unit or rooming unit except for such temporary interruption as may be necessary while actual repairs, replacements, or alterations are being made. [EG Code of Ord, 157.10 and 157.11]
14. Refrigerators and stoves, where provided by the operator, shall be maintained in good and safe working condition.
15. Fire protection systems and carbon monoxide detection systems, where present, shall be maintained in good working condition at all times and shall be provided at the beginning of each tenancy. [EG Code of Ord, 157.12(5) and 157.13]
16. Covered cisterns shall be fenced, safely covered, or filled in such a way as not to create a hazard to life or limb. [EG Code of Ord, 157.04(17)]
17. Openings through walls or floors shall be adequately enclosed or sealed to prevent the spread of fire or passage of vermin. [EG Code of Ord, 157.03(2)]
18. Pest extermination shall be the responsibility of the operator whenever infestation exists in two (2) or more of the dwelling units or rooming units of any dwelling, or in the shared or public parts of any dwelling containing two (2) or more dwelling units or more than one rooming unit. [EG Code of Ord, 157.08]
19. Operator to Let Clean Units: No operator shall permit occupancy of the vacant dwelling unit or rooming unit unless it is clean, sanitary, and fit for human occupancy. [EG Code of Ord, 157.05(1)]
  20. Maintenance of public areas in a safe and sanitary condition shall be the responsibility of the operator of a dwelling containing two (2) or more dwelling units or more than one rooming unit, unless there is a written agreement between the operator and occupant to the contrary. [EG Code of Ord, 157.05(1)]
  21. Provision of adequate facilities for the disposal of garbage in compliance with this code is required.