

SULLIVAN RENTAL HOUSING ORDINANCE
TOWN OF SULLIVAN
ADOPTED JUNE 24, 1991
AMENDED JUNE 26, 1995
AMENDED JUNE 24, 2002
AMENDED JUNE 29, 2009

TITLE, PURPOSE and DEFINITIONS:

TITLE: This Ordinance shall be known and will be cited as the Sullivan Rental Housing Ordinance.

PURPOSE: The purpose of this ordinance is to set forth performance and acceptability criteria for rental housing in order to protect the health and welfare of the residents domiciled in the Town of Sullivan, Maine.

DEFINITIONS:

Domicile — a person fixed, permanent and principal home for legal purposes.

Lessor — One that conveys property by lease or rental agreement

Lessee — One who holds real property under a lease or rental agreement.

(A) Sanitary Facilities

(1) Performance Requirement. The dwelling unit shall include its own sanitary facilities which are in proper operating condition, can be used in privacy, and are adequate for personal cleanliness and the disposal of human waste.

(2) Acceptability Criteria. A flush toilet in a separate, private room, a fixed basin with hot and cold running water, and a shower or tub with hot and cold running water shall be present in the dwelling unit, all in proper operating condition. These facilities shall utilize an approved public or private disposal system.

(B) Food Preparation and Refuse Disposal

(1) Performance Requirement. The dwelling unit shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary facilities and food wastes and refuse, including facilities for temporary storage where necessary.

(2) Acceptability Criteria. The unit shall contain the following equipment in proper operating condition: Cooking stove or range and refrigerator of appropriate size for the unit, supplied by either the Lessor or the Lessee and a kitchen sink with hot and cold running water. The Sink shall drain into an approved public or private waste system. Adequate space for the storage, preparation and serving of food shall be provided. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage where necessary (e.g. garbage cans).

(C) Space and Security

(1) Performance Requirement The dwelling unit shall afford the Family adequate space and security.

(2) Acceptability Criteria A living room, kitchen area, and bathroom shall be present, and the dwelling unit shall contain at least one sleeping or living/ sleeping room of appropriate size for each two person. Exterior doors and windows accessible from outside the unit shall be lockable from the inside.

(D) Thermal Environment

(1) Performance Requirement The dwelling unit shall have and be capable of maintaining a thermal environment healthy for the human body.

(2) Acceptability Criteria The dwelling unit shall contain safe heating facilities which are in proper operating condition and can provide adequate heat to each room in the dwelling unit appropriate for the climate to assure a healthy living environment. **Unvented room heaters which burn gas, oil or kerosene are unacceptable.**

(E) Illumination and Electricity

(1) Performance Requirement Each room shall have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. Sufficient electrical sources shall be provided to permit use of essential electrical appliance while assuring safety from fire.

(2) Acceptability Criteria Living and sleeping rooms shall include at least one window. A ceiling or wall type light fixture shall be present and working in the bathroom and kitchen area. At least three electric outlets one of which may be an overhead light, shall be present and operable in the living area and kitchen area. Each bedroom area shall have at least two electric outlets one of which may be an overhead light.

(F) Structure and Materials

(1) Performance Requirements The dwelling unit shall be structurally sound so as not to pose any threat to the health and safety of the occupants and so as to protect the occupants from the environment.

(2) Acceptability Criteria Ceiling, walls and floors shall not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling or noticeable movements under walking stress, missing parts or other serious damage. The roof structure shall be firm and the roof shall be weather tight. The exterior wall structure and exterior wall surface shall not have any serious defects such as serious leaning, buckling, sagging, cracks or holes, loose siding

or other serious damage. The condition and equipment of interior and exterior stairways, halls, porches, walkways, etc., shall be such as not to present a danger of tripping or falling.

(G) Interior Air Quality

(1) Performance Requirements The dwelling unit shall be free of pollutants in the air at levels which threaten the health of the occupants.

(2) Acceptability Criteria The dwelling unit shall be free from dangerous levels of air pollution from carbon monoxide, sewer gas, fuel gas, dust and other harmful air pollutants. Air circulation shall be adequate throughout the unit. Bathroom areas shall have at least one open able window or other adequate exhaust ventilation.

(H) Water Supply

(1) Performance Requirements The water supply shall be free from contamination.

(2) Acceptability Criteria The unit shall be served by an approved public or private sanitary water supply.

(I) Access

(1) Performance Requirements The dwelling unit shall be usable and capable of being maintained without unauthorized use of other private properties, and the building shall provide an alternate means of egress in case of fire.

(2) Acceptability Criteria The dwelling unit shall be usable and capable of being maintained without unauthorized use of other private properties. The building shall provide an alternate means of egress in case of fire (such fire stairs or egress through windows).

(J) Site and Neighborhood

(1) Performance Requirements The site and neighborhood shall be reasonable free from disturbing noises and reverberations and other hazards to the health, safety, and general welfare of the occupants.

(2) Acceptability Criteria The site and neighborhood shall not be subject to serious adverse environmental conditions, natural or manmade, such as dangerous walks, steps, instability, flooding, poor drainage, septic tank backups or sewage hazards; abnormal air pollution, smoke or vehicular traffic; excessive accumulations of trash, vermin or rodent infestation; or fire hazards and obnoxious odors.

(K) Sanitary Conditions

(1) Performance Requirements The unit and its equipment shall be in sanitary condition.

(2) Acceptability Criteria The unit and its equipment shall be free of vermin and rodent infestation.

(L) ALL Rental properties will be inspected annually.

(M) No General Assistance requests for rent shall be paid until rental unit is inspected and passed.

(N) The **CEO** or their designee shall issue Occupancy certificates. There is a **\$15.00** fee per unit for any inspection that can be paid by the property owner, renter or lessor.

(O) Conflicts with Other Ordinances and State or Federal Law.

1. The requirement of this ordinance are in addition to those imposed by other ordinances of the town and by the state and federal law. This ordinance does not repeal, annul or in anyway impair or remove the necessity of compliance with any other rules, regulations, bylaws, permit or provision of law.
2. Whenever any requirement of this ordinance is inconsistent with any requirement of another ordinance, the more restrictive provision shall apply.
3. **Whenever any requirement of this ordinance is inconsistent with State or Federal law, the more restrictive provision shall apply.**