

ORDINANCE NO. 1993

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PLEASANTON, KANSAS BY THE AMENDMENT OF THE MINIMUM HOUSING CODE IN SEVERAL PARTICULARS.

IT IS HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF PLEASANTON, KANSAS:

Section 1. Chapter 8, Article 5, Section 506(c) of the Code of the City of Pleasanton, Kansas, is hereby amended and revised to read in its entirety as follows:

“(c) Basement Dwelling Units. The use of basements or cellars for dwelling units is prohibited unless they comply with section 8-506(r) governing ventilation, provided however, if occupied at the time of the passage of this code and if it complies with all other provisions of this code, the public officer may approve less than the required windows, if in his or her opinion, the window area is not detrimental to the occupants. Any basement used as a sleeping area shall have at least two separate entrances available as routes of egress.”

Section 2. Chapter 8, Article 5, Section 506 of the Code for the City of Pleasanton, Kansas, is hereby amended by the addition of a sub-section (u), which shall read in its entirety as follows:

“(u) Fire Alarms. Every landlord shall install one working smoke and/or fire alarm in each room that is intended for use as a sleeping area and one smoke and/or fire alarm in the same room or portion of a room containing the home heating system. Alarms shall be mounted on the room ceiling or within 16 inches of the highest ceiling point. At least one carbon monoxide detector shall be mounted within five feet of the home heating system. Upon occupancy of the home by a tenant, and until the tenant vacates the home, the tenant shall be responsible for the care and maintenance of all alarms.”

Section 3. Chapter 8, Article 5, Section 506 of the Code of the City of Pleasanton, Kansas, is hereby amended by the addition of a sub-section (v), which shall read in its entirety as follows:

“(v) Roof Repair and Maintenance. All roofs and roofing material shall be maintained in good condition and shall be water-tight. All roof repairs shall be made with materials consistent in substance and appearance with the materials of the surrounding area of the roof. Maintenance of the roof shall be the responsibility of the property owner.”

Section 4. Chapter 8, Article 5, Section 506 of the Code of the City of Pleasanton, Kansas, is hereby amended by the addition of a sub-section (w), which shall read in its entirety as follows:

“(w) Structural Integrity. The structural integrity of the dwelling unit shall at all times be maintained in good condition. All sagging or rotting portions of the roof, floors, walls, foundation, floor joists and plates, ceiling and all other structural members of the unit shall be repaired and kept in a safe and usable condition.”

Section 5. Chapter 8, Article 5, Section 506 of the Code of the City of Pleasanton, Kansas, is hereby amended by the addition of a sub-section (x), which shall read in its entirety as follows:

“(x) Electrical Wiring. All electrical wiring and its components, including but not limited to outlets, switches and junction boxes, shall be properly installed, and covered so that no exposed wiring is visible or accessible. Proper breaker switches or fuse boxes shall be installed and maintained in good working order.”

Section 6. This ordinance shall become effective upon its approval and the publication of its passage, said notice to include a summary of the ordinance and notice that a complete version of the ordinance is available for review at City Hall. Said notice shall further inform the public that the entire ordinance shall be available for review on the City’s official web site for a minimum of two weeks after the date of publication of the notice.

ORDAINED THIS 5TH DAY OF NOVEMBER, 2012.

MAYOR

ATTEST:

CITY CLERK