
7.24 EXTERIOR STRUCTURE .

- (1) FOUNDATIONS, WALLS AND ROOF. Every foundation, exterior wall, roof and other exterior surface shall be maintained and repaired in a workmanlike manner and shall be capable of excluding rodents.
- (2) FOUNDATIONS. The foundation elements shall adequately support the building at all points and shall be maintained plumb and free from open cracks and breaks.
- (3) EXTERIOR WALLS AND EXTERIOR SURFACES.
 - (a) Exterior Walls. Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building.
 - (b) Exterior Surfaces. (Am. #2652) All exterior surfaces which require a protective coating to prevent deterioration shall be properly surface-coated by paint or other manufacture approved protective coating applied in accordance with the manufacturer's specifications. All front doors, front porches and front porch skirts and railings shall be surface-coated with paint or other protective coating. Any exterior surface treated with paint or other preservative shall be maintained so as to prevent chipping, cracking or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. Paint and other protective coatings shall be applied in a workmanlike manner.
- (4) ROOFS. All roofs shall be structurally sound, shall have no defects which might admit rain and shall be maintained in a workmanlike manner.
- (5) ROOF DRAINAGE. All water shall be conveyed from the roof so as to prevent dampness in the walls, floors and ceilings of all stories, including attics and basement. Water shall not be allowed to fall or flow upon any public sidewalk. Where such a condition already exists, provision shall be made to carry the water under the sidewalk to the gutter or to the storm sewer.
- (6) STAIRS, PORCHES, FRONT PORCH SKIRTS AND RAILINGS. (Am. #2652) Stairs and other exit facilities shall be adequate for safety as provided in the building code, shall be maintained in a workmanlike manner and shall comply with subsections (7) and (8) of this section. The area beneath a front porch floor shall be securely enclosed by a durable weather resistant skirt. The skirt shall be securely attached to the porch in a workmanlike manner and shall be designed to prevent entry of trash or debris. A wood skirt shall be surface-coated with paint or other protective coating.
- (7) STRUCTURAL SAFETY. Every outside stair, porch, and every appurtenance attached thereto shall be so constructed as to be safe to use; capable of supporting the load to which it is subjected; and shall be kept plumb, in sound condition and in good repair. Porch floor slopes shall not exceed ½" per foot.
- (8) HANDRAILS AND GUARDRAILS.
 - (a) Every flight of stairs which has more than 3 risers shall have handrails which shall be located and designed as required by the Building Code. Every handrail and balustrade shall be firmly fastened and shall be maintained in good condition. Handrails shall be provided on all open sides of stairways.
 - (b) All openings between floors, open sides of landings, platforms, balconies or porches which are more than 24" above grade or a floor shall be protected with guardrails of such design as required by the Building Code.
- (9) WINDOWS, DOORS AND HATCHWAYS.
 - (a) General Maintenance. Every window, exterior door and basement hatchway shall be substantially tight and shall be kept in sound condition and repair.

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- (b) Windows to be Glazed. Every window sash shall be fully supplied with a glass window pane or an approved substitute which is without open cracks or holes.
 - (c) Windows to be Tight. Every window sash shall be in good condition and fit reasonably tight within its frame.
 - (d) Windows to be Openable. Every window, other than a fixed window, shall be capable of being easily opened and shall be held in position by window hardware.
 - (e) Door Hardware. Every exterior door, door hinge and door latch shall be maintained in good repair and capable of tightly securing the door.
 - (f) Doors to Fit in Frame. Every exterior door, when closed, shall fit reasonably well within its frame.
 - (g) Window and Door Frames to Fit in Wall. Every window, door and frame shall be constructed and maintained in such relation to the adjacent wall construction so as to exclude rain as completely as possible, and to substantially exclude wind from entering the dwelling or structure.
 - (h) Basement Hatchways. Every basement hatchway shall be so constructed and maintained as to prevent the entrance of rodents, rain and surface drainage water into the dwelling or structure.
 - (i) Guards and Screening. Guards and screens shall be supplied for protection against rodents and insects and in accordance with the following requirements:
 - 1. *Guards for Basement Windows*. Every basement window which is openable shall be supplied with a mesh screen, with not more than $\frac{1}{16}$ " mesh openings or with other material affording equivalent protection against the entry of rodents.
 - 2. *Insect Screens*. (Am. #2528)
 - a. Every swinging screen door shall have a self-closing device in good working condition. (Am. #3512)
 - b. Every window used for ventilation purposes shall be supplied with a combination storm and screen window or separate storm and screen window installed year-round and maintained in good repair. Window screens shall be in place from May 15 to October 15 of each year. Other outside openings shall be screened year-round.
 - c. All screening shall be $\frac{1}{16}$ " mesh or less. Pane glass is considered a storm window.
 - d. No building containing a central heating furnace and air-conditioning equipment for mechanically ventilating the building year-round is required to have screens on door or window openings. Buildings cooled by window air-conditioning units are not included in the exception.
- (10) STREET NUMBERS. Every structure to which a street number has been assigned shall have the number displayed in a conspicuous place so that the number can be read from the public right-of-way. All numbers shall be at least 3" in height and $\frac{1}{2}$ " in width.
- (11) CHIMNEYS AND TOWERS. All chimneys, towers, smoke stacks, antennas and similar appurtenance shall be maintained structurally safe and in such condition as not to pose a hazard to health and safety. All exposed metal or wood surfaces shall be surface coated to prevent rust and deterioration.
- (12) GRAFFITI ABATEMENT. (Cr. #3001)
- (a) Real Property.
 - 1. *Definition of "Graffiti"*. When used in this subsection, the term "graffiti" shall have the meaning prescribed by §15.09 of the City ordinances.

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2. *Public Nuisance.* The existence of graffiti on any real property within the City is expressly declared to be a public nuisance affecting public health, safety and welfare.
 3. *Graffiti Prohibited.* No owner of any real property within the City shall allow any graffiti to remain upon any structure located on the owner's property when the graffiti is visible from the street or from other public or private property.
 4. *Notification of Violation.* (Am. #3481) Whenever the Community and Housing Services Division determines that graffiti on any building or structure within the City is visible from the street or from other public or private property, the Community and Housing Services Division shall issue an order to the owner of the property to abate the graffiti in a timely manner. Such order shall be issued in compliance with the requirements of §§7.10 to 7.12 of this chapter.
 5. *Compliance.* A property owner shall be deemed to have complied with an order to abate graffiti if it is obliterated by a primary paint and matching building paint or by such other means as shall obliterate the graffiti. If paint is used to obliterate graffiti, the paint shall be applied in the manner required by §7.24(3)(b) of this Code.
 6. *Failure to Comply.* (Am. #3481) If the property owner fails to comply with the order to abate the graffiti, the Community and Housing Services Division may cause the graffiti to be abated either by City employees or by independent contractor. The City and the independent contractor are expressly authorized to enter upon the property and abate the graffiti upon exterior walls, fences, billboards and other structures abutting public streets, property or right-of-way. The City or private contractor will take all reasonable precautions to avoid causing damage to the property where the graffiti is abated. Any paint used to obliterate graffiti shall be as close as practicable to the background color or colors in the area where the graffiti is abated. The cost of abating the graffiti shall, pursuant to §66.0627, Wis. Stats., shall be imposed as a special charge against the real property for the cost of the services provided. If the special charge is not paid within 30 days, the special charge shall be deemed delinquent. A delinquent special charge shall be a lien against the property as of the date of delinquency. The delinquent special charge shall be included in the current or next tax roll for collection and settlement under Ch. 74, Wis. Stats.

(b) Solid Waste Containers.

1. Each licensed solid waste hauler or applicant for solid waste hauler's license shall submit a plan for ongoing and scheduled removal of graffiti from solid waste containers. The plan shall be attached to the application for a hauler's permit issued pursuant to Ch. 17 of this Municipal Code. The plan shall include a fax number and the name of the administrator responsible for the applicant's solid waste containers. (Am. #3571)
2. Each solid waste container shall be clearly marked noting the name and phone number of the company responsible for maintenance of the container.
3. Graffiti on solid waste containers shall be removed within 3 working days following notification by the Community Housing Services Division or within 3 working days of the last time the container is emptied, irrespective of any plan submitted under paragraph (b). (Am. #3481)