

**THE CITY OF FREDERICK
MAYOR AND BOARD OF ALDERMEN**

ORDINANCE NO: G-22-12

AN ORDINANCE concerning

Residential rental licensing

FOR the purpose of establishing minimum maintenance standards for rental housing units in the City of Frederick.

BY repealing and reenacting, with amendments,
Sec. 12.5-34
The Code of the City of Frederick, 1966 (as amended)

SECTION I. BE IT ENACTED AND ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FREDERICK that Sec.12.5-34 of The Code of the City of Frederick, 1966 (as amended) is hereby repealed and a new Sec. 12.5-34 is added to read as follows:

Sec. 12.5-34. Maintenance standards.

- (a) **In general.** Rental housing units subject to this article must be maintained in compliance with all applicable laws and regulations, including but not limited to the minimum maintenance standards described in subsection (b) of this section.

- (b) **Established.** The provisions of the Property Maintenance Code of the City (as adopted in Sec. 12-5.1 of this chapter) and other requirements listed in this subsection are hereby established as the maintenance standards for purposes of this article. The captions given are for reference purposes only and do not modify any provision in any way.
 - (1) **Exterior requirements.**
 - (A) IPMC 302.1 Sanitation (exterior clean, safe, and sanitary);
 - (B) IPMC 302.3 Private sidewalk and driveways;
 - (C) IPMC 302.7 Accessory structures (garages, fences and walls);
 - (D) IPMC 304.2 Protective treatment (exterior surfaces painted);
 - (E) IPMC 304.3 Address identification;
 - (F) IPMC 304.6 Exterior walls (free from deterioration)
 - (G) IPMC 304.7 Roofs and drainage;
 - (H) IPMC 304.10 Stairs, decks, porches, and balconies
 - (I) IPMC 304.11 Chimneys and towers

- (J) IPMC 304.12 Handrails and guards
- (K) IPMC 304.13 Windows, skylights, and door frames;
- (L) IPMC 304.13.1 Glazing (glass free from cracks and holes);
- (M) IPMC 304.13.2 Openable windows;
- (N) IPMC 304.14 Insect screens;
- (O) IPMC 304.15 Doors;
- (P) IPMC 304.18.1 Doors (deadbolt lock required)
- (Q) IPMC 304.18.2 Windows
- (R) IPMC 308.1 Accumulation of rubbish or garbage

(2) Interior requirements.

- (A) IPMC 305.3 Interior surfaces;
- (B) IPMC 305.4 Stairs and walking surfaces;
- (C) IPMC 305.5 Handrails and guards;
- (D) IPMC 305.6 Interior doors;
- (E) IPMC 307 (handrails and guardrails);
- (F) IPMC 309.1 Infestations;
- (G) IPMC 402.2 Common halls and stairways (lighted at all times);
- (H) IPMC 403.1 Habitable spaces (one window);
- (I) IPMC 403.2 Bathrooms and toilet rooms (mechanical or natural ventilation required);
- (J) IPMC 404.3 Minimum ceiling heights (7');
- (K) IPMC 404.4 Prohibited occupancy (use of nonhabitable spaces for sleeping);
- (L) IPMC 404.4.1 Room area;
- (M) IPMC 404.4.2 Access from bedrooms;
- (N) IPMC 404.5 Other requirements;

- (O) IPMC 503.1 Privacy (toilet rooms and bathrooms);
- (P) IPMC 504.1 General plumbing fixtures;
- (Q) IPMC 505.4 Water heating facilities;
- (R) IPMC 602.2 Residential occupancies (heat maintained at 68°F 10/1-5/1);
- (S) IPMC 605.1 Installation (electrical equipment properly installed and maintained);
- (T) IPMC 605.2 Receptacles;
- (U) IPMC 702.1 General (means of egress); and
- (V) IPMC 702.3 Locked Doors (no keys from side of egress).

(3) **Alarms.** Smoke alarms and carbon monoxide alarms must be installed and maintained in accordance with state and local laws. Whenever conflicting provisions or requirements occur between the referenced regulations or laws, the most restrictive will govern.

SECTION II. BE IT FURTHER ENACTED AND ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FREDERICK that in the event any provision, section, sentence, clause, or part of this ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause, or part of this ordinance, it being the intent of the City that such remainder shall be and shall remain in full force and effect.

SECTION III. BE IT FURTHER ENACTED AND ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FREDERICK that this ordinance shall take effect on the date it is approved by the Mayor and all other ordinances or parts of ordinances inconsistent with the provisions of this ordinance will as of that date be repealed to the extent of such inconsistency.

PASSED:

DATE:



 Michael C. O'Connor, President,
 Board of Aldermen

December 15, 2022

APPROVED:

DATE:



 Michael C. O'Connor, Mayor

December 16, 2022

Approved for Legal Sufficiency:


