

**Appendix I**

**Enhanced Property Maintenance Standards**

## **Enhanced Property Maintenance Standards**

ORDINANCE 2006-4-7104

(c) Enhanced Standards for Fountain Avenue Revitalization Project. In addition to the International Property Maintenance Code, 2006 edition, and property maintenance ordinances currently adopted by the City of Paducah, the following additional Enhanced Standards are adopted to supplement the aforementioned regulations in order to bolster the Fountain Avenue Revitalization Project.

Physical Boundaries of the Fountain Avenue Revitalization Project. These Enhanced Standards shall apply to all structures encompassing the following geographic district located within the City of Paducah:

Beginning at a point in the centerline of North 13th Street in line with an alley between Jefferson Street and Monroe Street, going in a westerly direction to a point in a public alley intersection at a point between Jefferson Street and Monroe Street, one half block east of Fountain Avenue, then in a southerly direction to the north right of way line with Jefferson Street, then west with the north right of way line of Jefferson Street to the intersection of an alley one half block west of Fountain Avenue, then in a northerly direction one half block west of Fountain Avenue to a point at the intersection of an alley half block west of Fountain Avenue and Park Avenue, including the lots west of the circular area of Fountain Avenue, then in an easterly direction down Park Avenue to a point in the center line of 13th Street, then in a southerly direction down the centerline of 13th Street to the point of beginning.

(2) Application of Enhanced Standards. The following items determine the circumstances in which the Enhanced Standards shall apply to all structures located within the geographic district described in Section 42-46(c)(1) above.

a. All rehab work, additions, or repairs with a combined value of work and materials of more than Ten Thousand Dollars (\$10,000.00) shall require the structure to come under compliance with the new regulations set forth in this Section 42-46(c). If the combined value of work and materials as described above is less than Ten Thousand Dollars (\$10,000.00), then only the work permitted must come into compliance with these standards.

b. The code enforcement officials of the City of Paducah shall administer the enhanced standards set forth in this Section 42-46(c).

The interpretation and enforcement of any and all portions of these enhanced standards enumerated in this Section 42-46(c) shall remain within the sound discretion of the code enforcement officials of the City of Paducah. Further, the code enforcement officials of the City of Paducah shall have original jurisdiction to resolve any disputes related to or arising under this Section 42-46(c).

c. Lack of progress towards compliance with these enhanced standards shall constitute a valid cause for penalty under this Section 42-46(c). Lack of progress shall be defined as progress less than that which a two-person crew could reasonably be expected to achieve while working a minimum of 144 work hours per month.

(3) The Enhanced Standards for the Fountain Avenue Revitalization Project. The following enhanced standards shall apply to all structures located within the geographic district described in Section 42-46(c)(1) above.

a. Any work commenced in order to comply with these enhanced standards shall be performed in a professional, highly skilled, and workman-like manner and comply with any applicable manufacturer's instructions and methods.

b. The foundation of all structures shall be level, plumb, and have adequate footings to carry the weight of the structure, and such footings shall be constructed with approved methods and materials.

c. Wooden joists, beams, columns, piers, posts, sills, and any other load-bearing or framing component member shall be free of rot, infestation, previous damage, or otherwise weakened or compromised wood. Any such compromised material must be removed and replaced. All load-bearing members shall be of adequate size and dimension. Treated lumber shall be used in all replacement framing where required by the building code of the City of Paducah.

d. All masonry surfaces shall be tight, dust free, and spall free. Mortar joints shall be strong and properly adhered to surrounding surfaces. Brick lines shall be string line straight and wall lines shall be plumb. The requirements of this subsection shall apply both to exterior and interior foundation walls. An inspection and approval of the sub-surface material shall be required prior to the installation of any foundation covering or obscuring material such as mortar, wood, metal, or any other similar material.

e. Piers shall have adequate-sized footings and all bearing surfaces shall be flat and tight and have a properly installed termite shield. Piers shall be adequately spaced and the material used shall be approved for use in that location.

f. All materials in contact with the ground shall be listed for ground contact.

g. Yard surface finished grades around foundations shall be graded to direct water away from the structure, but not to any adjacent property. The crawlspace grade shall not be lower than the exterior landscaped grade.

h. Any siding used on structures shall be wood lap siding (no sheet material allowed), hardi board siding (smooth side only), vinyl, brick, or stone. Imitation, manufactured brick, or manufactured stone materials shall not be allowed for the siding of any structure. However, vinyl siding shall only be allowed in rehabilitation work for soffit, eaves, roof dormers or the like, or gable ends over brick walls, or where the existing material is removed down to the studs and new sheathing is installed. All trim shall be wood or hardiplank (smooth side only) in nature.

i. Existing finish siding shall be removed prior to the installation of any new siding. In no case shall there be more than one layer of existing finished exterior siding. All siding and trim shall be maintained in good condition free of any damage, separations, cracks, holes, warping or other deterioration of any kind. Existing vinyl siding and trim shall be maintained in a clean, neat and orderly condition without any noticeable build-up of mold, dirt, heavy dust layers or other unsightly material.

j. All siding and trim shall be properly and securely fastened to structural elements with appropriate fasteners.

k. All composition roof shingles shall match in color, grade, and profile. Composition shingles shall have tight, even grains, in which the shingle body is not visible. Composition shingles shall not have curling of any nature or degree. All flashing shall be generally rust-free and in good condition.

l. Metal roofing shall not exhibit a dented appearance as a result of the installation process or for any other reason. All roofing installation shall be straight and maintain the appearance of a constant reveal, where applicable (i.e. not applicable to built-up roofs). All roofing materials shall be new or in like-new condition during the installation process.

m. All roof edges shall be neatly trimmed and any metal flashing shall be rust-resistant and dent-free.

n. Rehabilitation projects, where the expected total rehabilitation cost is anticipated to exceed Twenty Thousand Dollars (\$20,000.00), shall require the replacement of mechanical systems including HVAC, electrical, and plumbing, unless it can be shown that such systems have been replaced in their entirety within the previous five (5) years from the date of the permit application or other satisfactory proof can be made that such mechanical systems are functioning efficiently and safely.

o. Gutters and downspouts shall be properly maintained, properly attached to the structure, clear of debris, and shall not be allowed to discharge water that could potentially create a public or private nuisance. Severely dented gutters or downspouts shall be replaced immediately.

p. All accessory structures shall be regulated by the same standards as the principal structures.

q. All doors and windows shall be maintained in good condition, without dents, holes, or other damage. Glass used in any door or window shall not be cracked or broken. Double insulated glass units shall be in like-new condition with intact factory seals. Any glazing compound used shall be fresh and painted. All joints shall be tight.

r. All exterior surfaces requiring paint as a protective coating shall be painted and any previously painted surfaces must be maintained in an aesthetically pleasing manner. Previously painted surfaces shall be cleaned, scraped, primed, and caulked prior to painting of any kind. Unpainted surfaces shall be primed and caulked prior to the occurrence of any painting on said surface. Exterior painted surfaces shall have a minimum of two coats of exterior grade finish paint.

s. No chipping, peeling, or flaking paint shall be allowed. Painted surfaces that exhibit mold, spores, or other discolorations shall be treated to remove same or shall be replaced.

t. All exterior physical improvements such as fences, sidewalks, retaining walls, fountains, garden ornamentation, planters, railings, and other similar decorative installations shall be maintained in a clean and neat manner free of any deterioration. Items such as missing fasteners, tilting or leaning fences, posts, rails, rust or discoloration of materials, heaving concrete, missing bricks, missing fence, wall, or deck components, and all such like items shall be replaced.

