

## Chapter 5 BUILDINGS AND BUILDING REGULATIONS

### ARTICLE XII. PROPERTY MAINTENANCE CODE

#### DIVISION 2. TECHNICAL STANDARDS

##### SECTION PM-112.0 MISCELLANEOUS PROVISIONS

*"PM-303.3 Public areas:* All sidewalks, steps, driveways, parking spaces and similar paved areas for public use, and the paved right of way sidewalk immediately fronting or abutting the property, including access ramps and curb cuts designed and intended for use by persons with disabilities, shall be kept in a proper state of repair and free of all snow, ice, mud and other debris. If any sidewalk or driveway or portion thereof by virtue of its state of repair shall constitute a danger to public health and safety, the sidewalk or driveway or portion shall be replaced.

Snow must be removed from these areas within twenty-four (24) hours after the end of a snowfall resulting in three (3) inches or less accumulation, and within forty-eight (48) hours after the end of a snowfall resulting in more than three (3) inches accumulation, in such a manner as to provide a safe, unobstructed, passable path of travel between and within properties, said path to be a minimum of thirty-six (36) inches width.

The National Weather service snow accumulation figure at National Airport will be used to determine which timeframe for snow removal is applicable. In icy conditions, the ice must be removed or treated within twenty-four (24) hours after the end of icy precipitation in a manner sufficient to provide a reasonably non-slick surface. Public areas must be treated and maintained in a manner sufficient to prevent the repeated melting and refreezing of ice. If snow or ice is not treated or removed from public areas within the time specified, the City may, in its sole discretion and in addition to any other remedies provided for in this code, cause the snow and/or ice to be removed or treated and charge the cost of its removal or treatment to the property owner, operator and/or occupant. The cost and expenses incident to such removal shall become a tax lien against the property and shall be collected in the same manner as taxes."

*Section PM-303.3.1* is added as follows:

*"PM-303.3.1 Common areas of planned residential units:* All common areas of planned residential unit developments, including but not limited to roads, sidewalks, driveways, curbs, gutters, parking areas, and storm drainage facilities, shall be kept in a proper state of repair and free of all snow, ice, mud and other debris. Such common areas shall be maintained so as to prevent their unnecessary deterioration and shall be repaired and/or replaced when necessary. Authorized City officials shall periodically inspect the common areas to determine their state of repair and the adequacy of the maintenance thereof."