



# Guide to Structure Maintenance and Appearance

Several sections of City Code exist to ensure that various structures types are maintained to a level as to not create a public nuisance and to protect the value and enjoyment of properties by ensuring the structures upon are kept to a standard which will reduce the likelihood of deterioration and structural integrity.

SAV CITY CODE:



A summary of **Section 92.21 Building Maintenance and Appearance**, includes the following:

A. *Declaration of nuisance.* Buildings, fences, and other structures that have been so poorly maintained that their physical condition and appearance detract from the surrounding neighborhood are declared to be public nuisances because they:

1. Are unsightly.
2. Decrease adjoining landowners and occupants' enjoyment of their property and neighborhood.
3. Adversely affect property values and neighborhood patterns.

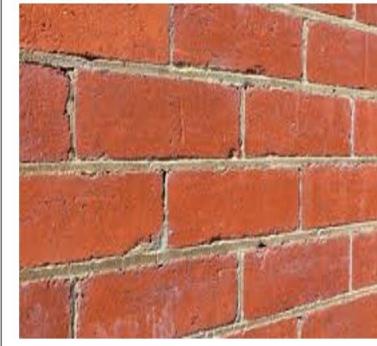
Damaged-Decaying Stucco



Cracked Brick Can Be a Structural Issue



Mortar Decay



B. *Standards.* A building, fence, or other structure is a public nuisance if it does not comply with the following requirements.

1. No part of any exterior surface may have deterioration, holes, breaks, gaps, loose or rotting boards or timbers.
2. Every exterior surface that has had a surface finish such as paint applied must be maintained to avoid noticeable deterioration of the finish. No wall or other exterior surface may have peeling, cracked, chipped, or otherwise deteriorated surface finish on more than 20% of:
  - a. Any 1 wall or other flat surface; or
  - b. All door and window moldings, eaves, gutters, and similar projections on any 1 side or surface.
3. No glass, including windows and exterior light fixtures, may be broken or cracked, and no screens may be torn or separated from moldings.
4. Exterior doors and shutters must be hung properly and have an operable mechanism to keep them securely shut or in place.
5. Cornices, moldings, lintels, sills, bay or dormer windows, and similar projections must be kept in good repair and free from cracks and defects that make them hazardous or unsightly.



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Examples of chipping paint, deterioration, breaks and gaps (leading to further damage) in violation of Code



6. Roof surfaces must be tight and have no defects that admit water. All roof drainage systems must be secured and hung properly.
7. Chimneys, antennae, air vents, and other similar projections must be structurally sound and in good repair. These projections must be secured properly, where applicable, to an exterior wall or exterior roof.
8. Foundations must be structurally sound and in good repair.

Per **150.71 (H)**, Both sides of any fence or wall shall be maintained in a condition of reasonable repair and appearance by its owner and shall not be allowed to become and remain in a condition of disrepair or danger, or constitute a nuisance, public or private.



Per **150.094 (B)**, Accessory structure maintenance. Painting is required if 25% or more of the exterior surface is unpainted or determined by the Compliance Official to be paint blistered, the surface must be painted and repair is required. If 25% or more of the exterior surface of the pointing of any brick, block or stone wall is loose or has fallen out.