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ways. The bond must be cash or approved corporate surety, except that a homeowner may post a personal bond. If no expense is suffered by the City for removal of debris, the bond will be released.

Sec. 5-5A. Permit holders responsibility to upgrade local roads.

(a) When in the judgment of the City of Bowie, Prince George's County, or any other state or local authority with jurisdiction, it is determined that improvements or additions to public roads or other public utilities or facilities are required in connection with the issuance of a building permit, the permit holder is responsible for funding and completing the requisite improvements.

(b) Street lighting required by the City or Maryland National Capital Park and Planning Commission regulations or directives shall be the responsibility of, and installed at the expense of, the permit holder and shall be of such type or style as approved by the City.

(c) Improvements or upgrades to adjacent or abutting roads shall comply with the standards contained in Chapter 22 of the Bowie City Code.
(Secs. 5-2A, 2B, added, 5-3, 4 amended, 5-5A added by O-2-93, 3/15/93).

ARTICLE II. HOUSING AND PROPERTY MAINTENANCE CODE.

Sec. 5-6. Definitions.

For purposes of this Article the following words and phrases shall have the meaning respectively ascribed to them by this section.

1. "Basement". A portion of the building partly underground, and having less than half of its clear height below the average grade of the adjoining ground.

2. "Building Code". The Maryland Building Performance Standards as adopted, and amended or modified from time to time, as further defined in Sec. 5-2. (Article II, Sec. 5-6 2. amended by O-8-12, adopted 12/3/12, effective 1/2/13)

3. "Cellar". (See Basement)

4. "Commercial Buildings". Any building or structure used or zoned for business, commercial or industrial purposes and any residentially zoned building or structure which is used for a purpose other than a residential purpose.

5. "Commercial Unit". One or more rooms arranged for the use of one (1) or more individuals working together as a single enterprise, with offices or other working areas and sanitary facilities.

6. "Dwelling(s)". A building or structure, or portion thereof, used for human occupancy. An attached garage, used for storage purposes, shall be not included in this definition. The following are types of dwellings:

a. Single-family dwelling. A building containing one (1) dwelling unit. (See Footnote)

b. Multifamily dwelling. A building containing two (2) or more dwelling units.

c. Hotel. A building arranged or used for sheltering, sleeping or feeding ten or more individuals for which compensation is received.

7. "Dwelling Unit". One or more rooms arranged for the use of one (1) or more individuals living together as a single house-keeping unit, with cooking, living, sanitary and/or sleeping facilities. (Sec. 5-6 7. amended by O-8-12, adopted 12/3/12, effective 1/2/13)

8. "Emergency". The existence of circumstances constituting an immediate danger to the public health or safety and requiring prompt enforcement or remedial action under this Code.

9. "Exterior Property Area". The open space on the premises and on adjoining property under the control of owners or operators of such premises.

10. "Extermination". The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; by poison spraying, fumigating, trapping, or by any other pest elimination methods.

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11. "Family". A group of persons related by blood, marriage or adoption within and including the degree of first cousins.

12. "Garbage". The animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

13. "Gross floor area". The total area of all habitable space in a building or structure.

14. "Habitable room". A room or enclosed floor space arranged for living, eating, and sleeping purposes (not including bathrooms, water closet compartment, laundries, pantries, foyers, hallways, and other accessory floor spaces.)

15. "Hotel". (See Dwellings.)

16. "Infestation". The presence within or contiguous to a Dwelling, Dwelling Unit or Rooming Unit, Commercial Building, or Commercial Unit of insects, rodents, vermin or other pests.

17. "Motel". For purposes of this code, a motel shall be defined the same as a hotel. (See Dwellings).

18. "Multifamily (multiple) Dwelling". (See Dwellings).

19. "Not naturally weather resistant". This term shall include but not be limited to the following materials: wood, pressboard, fiberboard, wood clapboard, and metal surfaces subject to rust or corrosion.

20. "Occupant". Any person over one (1) year of age (including owner or operator) living and sleeping in a dwelling unit or having actual possession of said dwelling or rooming unit or any person having actual possession of any commercial building or commercial unit.

21. "Openable area". That part of a window or door which is available for unobstructed ventilation and which opens directly to the outdoors.

22. "Operator". Any person who has charge, care or control of a multifamily dwelling or rooming house, in which dwelling units or rooming units are let or offered for occupancy.

23. "Owner". The owner or owners of the freehold interest in the premises or lesser estate therein, a mortgagee or vendor in possession, assignee of rents, receiver, executor, trustee, lessee or other person, firm or corporation in control of a building; or their duly authorized agents.

24. "Person". An individual, firm, corporation, association or partnership.

25. "Plumbing or plumbing fixtures". A receptacle or device which is either permanently or temporarily connected to the water distribution system of the premises, and demands a supply of water therefrom; or discharges waste water, liquid-borne waste materials; or sewage either directly or indirectly to the drainage system of the premises; or which requires both a water supply connection and a discharge for the drainage system of the premises.

26. "Premises". A lot, plot or parcel of land including the building or structures thereon.

27. "Rental dwelling". Any rented room or group of rooms forming a single habitable unit occupied by one or more persons which is used or intended to be used by the occupants for living or sleeping.

28. "Residence building". A building in which sleeping accommodations or sleeping accommodations and cooking facilities as a unit are provided; except when classified as an institution under the Building Code.

29. "Rooming house". A "Dwelling" in which (for compensation) lodging (excluding meals) is furnished by the inhabitants to four (4) or more, but not over nine (9) guests.

30. "Rubbish". Combustible and/or non-combustible waste materials, except garbage. The term shall include paper, rags, cartons, boxes, plastic and glass bottles or containers, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, and dust and other similar materials. (Sec. 5-6 30. amended by O-8-12, adopted 12/3/12, effective 1/2/13)

31. "Single-family Dwelling". (See Dwellings).

32. "Storage Tent". Any structure, enclosure or shelter which is constructed of canvas or other pliable material and is supported in any manner except by the contents it protects that is erected or used to provide cover for any type of vehicle or for storage of personal or household items. The term "Storage Tent" shall not include awnings or camping tents.

33. "Supplied". Installed, furnished or provided by the owner or operator.

34. "Ventilation". The process of supplying and removing air by natural or mechanical means to or from any space.

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a. "Mechanical". Ventilation by power-driven devices.

b. "Natural". Ventilation by opening to outer air through windows, skylights, door, louvers, or stacks without wind driven devices.

35. "Workmanlike". Whenever the phrase "workmanlike state of maintenance and repair" is used in this Code, it shall mean that such maintenance and repair shall be made in a reasonably skillful manner.

36. "Yard". An open unoccupied space on the same lot with a building extending along the entire length of a street, or rear, or the interior lot line.

Sec. 5-7. Standards.

(a) SCOPE. The provisions of this section shall govern the minimum conditions of property and buildings to be used for human occupancy. Every building or structure constructed for the purpose of human occupancy and the premises on which it stands shall comply with the conditions herein prescribed as they may apply thereto. (Sec. 5-7(a) amended by O-8-12, adopted 12/3/12, effective 1/2/13)

(b) EXTERIOR PROPERTY AREAS. The exterior property areas of any residential or commercial structure, whether occupied or unoccupied, shall comply with the following requirements:

1. Landscaping of premises. The landscaping of premises shall be maintained in an orderly state with lawns and bushes trimmed and free from becoming overgrown, premises free from dead trees or shrubs, and free from being littered or unsightly where such would constitute a nuisance or a blighting effect on nearby property.

2. Sanitation. All exterior property areas shall be maintained in a clean and sanitary condition, free from any accumulation of litter, rubbish, refuse, trash or garbage, including but not limited to paper, boxes, cans, bottles, tires, construction materials, trimmings from lawns, hedges, shrubs or trees, fuel oil, lubricating oil, gravel, broken stone, mortar, and unused accumulations of mulch, hay, straw, manure, shavings, sawdust, coal, or ashes. This section shall not be applicable to properly maintained compost piles.

3. Grading and drainage. All premises shall be graded and maintained so as to prevent the accumulation of stagnant water thereon or within any building or structure located thereon. Water in swimming pools, wading pools, and fish ponds shall not be allowed to stagnate and shall be maintained in a clean and sanitary condition at all times. No person shall redirect stormwater or drain water from any source so that it flows onto or across abutting property or pools or causes erosion.

4. Noxious plant growth. All exterior property areas shall be kept free from species of weeds or plant growth which are noxious or detrimental to the public health.

5. Insect and rodent harborage. All exterior property areas shall be kept free from rodent infestation, and where rodents are found, they shall be promptly exterminated by acceptable processes which will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation; such precautions shall include construction designed to prevent rodents, vermin or other pests from entering a building by blocking off or stopping up all passages by which rodents, vermin and other pests may gain entry, closing openings in exterior walls with materials through which rodents, vermin, and other pests cannot penetrate, together with such interior rat stoppage, harborage removal, and cleanup as may be necessary to reduce or eliminate breeding places.

6. Open storage. Exterior property areas shall not be utilized for any period of time for the open storage of building rubbish or refuse, bathroom or kitchen or other fixtures, household appliances, glass, furniture, tires, inoperative vehicles, automotive parts, building materials or equipment, including construction equipment and attachments thereto, or other similar items or materials or the residue therefrom, irrespective of age or condition. This section shall not be construed to prohibit the storage of materials intended for commercial sale by an entity properly licensed to engage in such sale and on property properly zoned for such sale or to prohibit the storage of building materials otherwise permitted by Section 26-9(b) of this Code. (Sec. 5-7(b)6 amended by O-8-12, adopted 12/3/12, effective 1/2/13)

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7. Accessory Structures. Any building or structure, the use of which is incidental to that of the main building or residence and which is located on the same lot or ground, including but not limited to, the following: fences, walls, attached or detached garages, gazebos, storage sheds and buildings. Accessory structures shall be maintained in good repair, be structurally safe and sound, and be free from rust, corrosion and graffiti. Storage tents, whether temporary or permanent, are not accessory structures and, therefore, are prohibited.

8. Appurtenance or appurtenant structure. All exterior decorative, aesthetic or other devices such as, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes, exhaust ducts, shutters, flower boxes, cupolas, steps, porches, and other similar structures that are attached to walls or railings or other parts of the structure shall be maintained in safe, weather resistant and structurally sound condition and shall be free of unsafe obstructions or hazardous conditions, and free from rust, corrosion and graffiti.

9. Firewood storage. No person shall permit the storage on any lot in the City of any wood, logs, branches or other wood products intended to be used for burning in an interior or exterior woodstove or fireplace unless the same shall be cut to lengths for final use and are neatly stacked and stored evenly on a concrete, asphalt, brick or wood deck, patio, porch, or be placed on open racks that are elevated above the ground with minimum clearance of six inches (6") above a concrete, brick, block, asphalt or wood surface or eighteen inches (18") above an unimproved ground surface, and evenly piled so that these materials will not afford shelter or harborage for rodents. The area beneath the firewood rack shall be kept free of all debris and weeds. Firewood shall not be stored in any manner beyond the front building lines of the house. (Sec. 5-8(b)9. added by O-5-89, effective 7/1/90)

10. All vehicle repair facilities, towing stations, and storage lots abutting areas used for residential purposes shall be completely screened in accordance with the requirements of Subtitle 27 of the Code of Prince George's County, Maryland notwithstanding the nonconforming status of a property.

11. All exterior stairways, walkways, driveways and other parts of the premises shall be kept in good repair and free from corrosion and graffiti. It shall be the duty of the owner to keep the premises free of hazardous conditions, which include but are not limited to ground surface hazards, holes excavations, breaks, and projections, and such conditions shall promptly be filled, repaired, replaced or removed to eliminate any hazard.

(c) EXTERIOR STRUCTURE. Every residential or commercial building or structure, whether occupied or unoccupied, shall comply with the following requirements:

1. Foundations, walls, and roof. Every foundation, exterior wall, roof, and all other exterior surfaces shall be maintained in a workmanlike state of maintenance and repair and shall be kept in such condition as to exclude rodents.

2. Foundations. The foundation elements shall adequately support the building at all points.

3. Exterior walls and exposed surfaces. Every exterior wall and weather-exposed exterior surface or appurtenance shall be free of moss, mold, mildew, rust, corrosion, peeling, chipping or flaking paint, graffiti, 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 the occupied spaces of the building. All exterior surfaces shall be covered by materials customarily used for exterior surfaces including, but not limited to, brick, aluminum, copper, masonry, stone, stucco or decay-resistant or treated woods. Treated wood coverings shall be made substantially impervious to the adverse effects of weather by periodic reapplication of an approved protective coating of weather-resistant preservative, as necessary to maintain such coverings in such condition.

4. Roofs. The roof shall be structurally sound, tight, and have no defects which might admit rain, and roof drainage shall be adequate to prevent rain water from causing dampness in the walls or interior portion of the building.

5. Stairs, porches and railings. Stairs and other exit facilities shall comply with the following subsections. (Sec. 5-7(c)5. amended by O-8-12, adopted 12/3/12, effective 1/2/13)

a. Structural safety. Every outside stair, every porch, and every appurtenance attached thereto shall be kept in sound condition and good repair. (Sec. 5-7(c)5.a. amended by O-8-12, adopted 12/3/12, effective 1/2/13)

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b. Handrails. Every flight of stairs, which is more than three (3) risers high, shall have a handrail and every porch, deck, ramp, balcony, stair or other walking surface which is more than thirty inches (30") high shall have a handrail and guards. Every handrail, guard and balustrade shall be firmly fastened and shall be maintained in good condition. (Sec. 5-7(c)5.b. amended by O-8-12, adopted 12/3/12, effective 1/2/13)

6. Windows, doors and hatchways. Every window, exterior door, and basement hatchway, shall be substantially tight and shall be kept in sound condition and repair.

7. Windows to be glazed. Every window sash shall be fully supplied with glass window panes or an approved substitute which is without open cracks or holes.

a. Windows to be tight. Every window sash shall be in good condition and fit reasonably tight within its frame.

b. 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.

8. Door hardware. Every exterior door, door hinge, door latch and closing mechanism used with said door, shall be maintained in good condition.

9. Door locks. The entrance door to an individual rental dwelling unit shall be provided with locking devices so as to provide security against unauthorized entry.

10. Doors to fit in frame. Every exterior door, when closed, shall fit reasonably well within its frame.

11. 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 multifamily dwelling or commercial building.

12. 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 multifamily dwelling or commercial building.

13. Exit doors. Every door available as an exit shall be clear of any obstruction and capable of being opened from the inside, easily and without the use of a key. (Sec. 5-7(c)13. amended by O-8-12, adopted 12/3/12, effective 1/2/13)

14. Screening. Guards and screens shall be supplied for protection against rodents and insects in accordance with the following requirements:

a. Guards for basement windows. Every basement or cellar window which is openable shall be supplied with corrosion resistant rodent-proof shields of not less than No. 22 U.S. gauge perforated steel sheets, No. 20 B & S gauge aluminum, or No.6 U.S. gauge expanded metal or wire mesh screens, with not more than one-half (1/2) inch mesh openings, or with other material affording equivalent protection against the entry of rodents, including storm windows.

b. Insect screens. From June 1st to October 15th of each year, every door opening directly from any dwelling to the outdoors, fifty percent (50%) of the nominal area of every double hung and horizontal sliding window, and that portion of every other type window normally used for ventilation and all other openings shall be screened with not less than sixteen (16) mesh per inch material; and every hinged screened door shall have a self-closing device maintained in good working condition; except that no screens shall be required for a dwelling unit on the floor above the fifth floor; provided that screen doors shall not be required on the main entrance door of any dwelling.

15. Gutters and Downspouts. All gutters and downspouts shall be properly connected, secured to the structure and be maintained in good condition, free of holes and obstructions, including plant growth. In the event that any portion of a gutter system or downspout(s) becomes disconnected from the system or the structure, it shall be repaired immediately or the entire gutter system and downspout(s) and the associated hardware shall be removed. Water shall be conveyed off premises in an acceptable manner and not in a manner that may cause standing water to accumulate on or cause the erosion of any neighboring property.

16. House numbers. All dwelling units within the City of Bowie must display house numbers in compliance with the requirements of this subsection. The size of the house numbers shall be as the City Manager shall direct, but in no case shall be less than four inches (4") in height. They must be the Arabic numbers officially assigned to the dwelling and must be

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legible as such numbers. The use of words spelling out the house numbers does not satisfy the requirements of the subsection. The house numbers must be uniformly spaced and securely mounted against a contrasting background. The numbers must be clearly visible and plainly legible from the assigned street, and vegetation must be trimmed as needed from time to time. In the case of corner houses or multifamily or townhouse dwellings, the house numbers shall be displayed in such size, manner and locations as the City Manager shall direct so as to facilitate the prompt location of addresses by fire, health and safety officials. In the case of houses with mailboxes at the street in front of the house, the house numbers may be displayed on the mailbox rather than on the house itself. House numbers on mailboxes shall be on the broad side or top of the mailbox or on the support post and readable from both directions of the street. Dwellings with rear fences which abut a public street, alley or other such right of way which is used by vehicles, must be posted with numbers on the rear yard fence.

17. Shutters. All shutters shall be erected in pairs and shall be uniform in style and color. If erected, pairs of shutters shall be maintained consistently on a dwelling or commercial building or both shall be removed. If they are removed, all hardware must also be removed from the structure. All slats on shutters must be maintained and in good condition.

18. Chimney Pipe. All exterior metal chimney pipe shall be enclosed in an approved continuous enclosure of brick, block or wood with siding and trim to match the existing structure. The enclosure must start at the bottom edge of the house. This provision shall be waived provided that no more than six (6) linear feet of chimney pipe is exposed and the chimney pipe transitions through the roof of the structure, as opposed to a transition through the wall.

(d) INTERIOR STRUCTURE. No person shall occupy as owner-occupant, or let to another for occupancy, any dwelling, or portion thereof, which does not comply with the following requirements.

1. Free from dampness. Cellars, basements, crawl spaces, and interior portions of a dwelling shall be maintained reasonably free from dampness so as to prevent conditions conducive to decay or deterioration of the structure. (Sec. 5-7(d)1. amended by O-8-12, adopted 12/3/12, effective 1/2/13)

2. Structural members. Supporting structural members shall be maintained in sound condition; showing no evidence of deterioration which would render them incapable of carrying the imposed loads. (Sec. 5-7(d)2. amended by O-8-12, adopted 12/3/12, effective 1/2/13)

3. Maintained in good repair. All interior stairs shall be maintained in sound condition and good repair by replacing treads and risers that evidence excessive wear or are broken, warped or loose. Every inside stair shall be so constructed and maintained as to be safe to use. (Sec. 5-7(d)3. amended by O-8-12, adopted 12/3/12, effective 1/2/13)

4. Handrails. Every stairwell and every flight of stairs, which is more than three (3) risers high, shall have handrails or railings. Every handrail or railing shall be firmly fastened and must be maintained in good condition. Properly balustraded railing or guards capable of bearing normally imposed loads shall be placed on the open portions of stairs, balconies, landings and stairwells. (Sec. 5-7(d)5. amended by O-8-12, adopted 12/3/12, effective 1/2/13)

5. Bathroom floors. Every toilet and bathroom floor surface shall be constructed and maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

6. Sanitation. All interior spaces shall be maintained in a clean and sanitary condition free from any accumulation of rubbish or garbage. Rubbish, garbage, and other refuse shall be properly kept inside temporary storage facilities and as further set forth elsewhere in this code.

7. Insect and rodent harborage. Dwellings shall be kept free from insect or rodent infestation, and where insects and rodents are found they shall be promptly exterminated by acceptable processes which will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation; such precautions shall include construction designed to prevent rodents, vermin or other pests from entering a building by blocking off or stopping up all passages by which rodents, vermin and other pests may gain entry, and includes the closing of openings in exterior walls with materials through which rodents, vermin,