



# City of Bonita Springs Neighborhood Services

Ordinance 10-10

International Property Maintenance Code 2015 Edition

## Basic Guidelines



### **Maintenance**

Buildings or structures shall be maintained in a safe and sanitary condition. Devices or safeguards which are required in a building when erected, altered, or repaired shall be maintained in good working order.

### **Unsafe Residential Buildings**

Residential buildings or structures which are unsafe, unsanitary, unfit for human habitation, not provided with adequate egress, which constitute a fire hazard, or, are otherwise dangerous to human life, or which constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, are considered unsafe buildings. All such unsafe buildings are declared illegal and shall be abated by repair and rehabilitation or by demolition.

### **Permits Required**

Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure, shall first make application to the Building Official and obtain the required permit.

### **Minimum Standards For Equipment And Facilities**

**No person shall occupy any dwelling or dwelling unit for the purpose of living, sleeping, cooking, or eating therein, nor shall any vacant building be permitted to exist which does not comply with the following standards:**

#### Sanitary Facilities

Dwelling units shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system which is properly connected, free from defects, leaks, and obstructions.

#### Location of Sanitary Facilities

Required plumbing fixtures shall be located within the dwelling unit and be accessible to the occupants. The water closet, tub, or shower and lavatory shall be located in a room affording privacy to the user. Bathrooms shall be accessible from habitable rooms, hallways, corridors or other protected or enclosed areas.

#### Hot and Cold Water Supply

Dwelling units shall have an adequate supply of both cold and hot water connected to the kitchen sink, lavatory, tub or shower. All water shall be supplied through an approved distribution system connected to a potable water supply.

#### Water Heating Facilities

Dwelling units shall have water heating facilities which are properly installed and maintained in a safe and good working condition and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than 120 degrees F.

#### Heating Facilities

Dwelling units shall have heating facilities which are properly installed, are maintained in safe and good working conditions, and are capable of safely and adequately heating all habitable rooms and bathrooms. Where a central heating system is not provided, each dwelling unit shall be provided with facilities whereby heating appliances may be connected.

#### Kitchen Facilities

Dwelling units shall contain a kitchen equipped with the following minimum facilities:

- Food preparation surfaces impervious to water and free of defects which could trap food or liquid.
- Shelving, cabinets or drawers for the storage of food and cooking and eating utensils, all of which shall be maintained in good repair.
- Freestanding or permanently installed cook stove. Portable electric cooking equipment shall not fulfill this requirement. Portable cooking equipment employing flame shall be prohibited.
- Mechanical refrigeration equipment for the storage of perishable foodstuffs.

#### Roofs

Maintained in a structurally sound and safe manner, without defects which might admit rain or dampness.

#### Garbage Disposal Facilities

Dwelling units shall have adequate garbage disposal facilities or garbage storage containers, of a type and location approved by Bonita Springs.

#### Smoke Detector Systems

Dwelling units shall be provided with an audible alarm smoke detector, installed in accordance with the manufacturer's recommendations and listing in all sleeping rooms and adjacent hallways.

### Windows

Habitable rooms shall have at least one window or skylight facing directly to the outdoors. Must be in good repair.

### Ventilation

Habitable rooms shall have at least one window or skylight which can be easily opened, or such other device as will adequately ventilate the room. Year around mechanically ventilated conditioned air systems may be substituted for windows, in rooms other than rooms used for sleeping purposes. Window type air conditioning units are not included in this exception.

### Bathroom

Bathrooms shall comply with the light and ventilation requirements for habitable rooms except that no window or skylight shall be required in adequately ventilated bathrooms equipped with an approved ventilating system.

### Electric Lights and Outlets

Where electric service is available to the building structure, every habitable room or space shall contain at least two separate and remote receptacle outlets. Bedrooms shall have, in addition, at least one wall switch controlled lighting outlet.

### Electrical Systems

Electrical outlets and fixtures, and all electrical wiring and equipment shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the electrical code.

### Foundation

Maintained in a safe manner and capable of supporting the load which normal use may cause to be placed on it.

### Exterior Walls

Free of holes, breaks, loose or rotting boards, and any condition which might admit rain or dampness. Siding material kept in good repair.

### Screens

Every door, window and other outside opening requires for ventilation of habitable rooms, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

### Protective Treatment

All exterior wood surfaces, other than decay resistant woods, shall be protected by painting or other protective covering.

### Required Space In Dwelling Units

At least 150 sq. ft. of floor space for the first occupant and at least an additional 100 sq. ft. per additional occupant.

### Required Space In Sleeping Rooms

At least 70 sq. ft. of floor space for a single occupant and at least 120 sq. ft. for two occupants and an additional 50 sq. ft. for every occupant thereafter.

### Care of Premises

It is unlawful to utilize a residential property for the open storage of any inoperable motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish, weeds, dead trees, trash, garbage or similar items.

### Unfit Dwelling Condemnation

Any dwelling unit which is found to have any of the following defects shall be condemned as unfit for human habitation and declared to be a nuisance.

- One which is so damaged, decayed, dilapidated, unsanitary, unsafe or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public.
- One which lacks illumination, ventilation, or sanitation facilities adequate to protect the health or safety of the occupants or the public.

### Code Enforcement Mission

**The Code Enforcement Division enhances the quality of life and economy of Bonita Springs by enforcing regulations that preserve and protect neighborhoods. The Division will promote voluntary compliance by establishing partnerships with citizens, community groups and other agencies. This publication constitutes a generalized overview of Bonita Springs regulations related to minimum housing standards, but does not include all applicable minimum housing regulations. For complete information on requirements, consult the International Property Maintenance Code, 2009 Edition.**

We welcome information from you regarding the specialized needs of your neighborhoods.

Email us at [neighborhood.services@cityofbonitasprings.org](mailto:neighborhood.services@cityofbonitasprings.org)

Call (239) 949-6257 or visit us at 27300 Old 41 Rd.

Bonita Springs, FL 34135, or visit Bonita Springs home page at

[www.cityofbonitasprings.org](http://www.cityofbonitasprings.org)

## Call these numbers for help



- Sheriff ..... 477-1000
- Fire Control ..... 949-6200
- FEMA ..... 800-621-3362
- Red Cross ..... 278-3401
- FPL ..... 800-4OUTAGE
- Shelters ..... 477-1900
- Garbage ..... 334-1224
- BS Utilities ..... 992-0711
- Animal Control ..... 533-7387
- Tax Collector ..... 533-6000
- Assistance Info ..... 411
- Call before you dig. .... 811
- EMERGENCIES ONLY ..... 911



## City of Bonita Springs Code Enforcement

**Mailing address:**  
9101 Bonita Beach Rd

**Physical Address:**  
27300 Old 41 Rd.  
Bonita Springs, FL 34135  
**Phone: 239-949-6257**  
**Fax: 239-947-5145**

**Website address:**  
[cityofbonitasprings.org](http://cityofbonitasprings.org)

**City Hall: 949-6262**  
**Parks & Recreation: 992-2556**



**Scan QR code to file a  
Code Enforcement  
Concern online**

## City of Bonita Springs

### Guidelines for Most Common Violations



## Welcome to Bonita Springs

**We are pleased to have  
you as part of our  
Community.  
We hope you find this  
brochure informative and  
useful in keeping the  
Beautiful in Bonita!**

# Guidelines for Most Common Violations

## Property Maintenance (Ordinance No. BSCC CH10)



The city is concerned with the safety and aesthetic quality of our neighborhoods.

All walls and roofs must be maintained in a secure and attractive manner. All exterior surfaces must be protected from the elements - loose material/peeling paint, shall be removed and replaced. Exterior surfaces should be cleaned to prevent/remove mildew. Doors/windows shall be secured and weather-tight. Abandoned, boarded and/or partially destroyed buildings must be repaired or demolished in a reasonable period of time. Outdoor storage of materials such as appliances, indoor furniture, building materials, loose bottles and boxes, debris or trash is prohibited. Keeping, storing or parking unregistered/ inoperative vehicles outdoors on any residential property is prohibited. An excessive / untended accumulation of debris, trash and/or litter that remains on a property for a period longer than 24 hours is prohibited. Building numbers are required on the residence or the mailbox as long as the mailbox is on the same side of the street as the residence.

## \*Animal Control (Ordinance No. BSCC CH08)



– All dogs must be licensed, and prohibited from running at large. It shall be unlawful for any owner to allow animals in their control to make unreasonable disturbing noises, including but not limited to: barking, howling whining, screeching which causes annoyance, discomfort or disturbance of the peace or sleep of a reasonable person. Contact Lee County Animal Services 533-7387.

## Lot Mowing/Lot Clearing (Ordinance Nos. BSCC CH10 and 20)



Yards must be maintained less than 16" to avoid unsightly weeds or high grass. Overgrown lots must be cleared of invasive species and shrubs and weeds must be trimmed to eliminate line of sight problems on corner properties.

## Household Garbage & Trash (Ordinance No. BSCC CH10)



Residential garbage containers and debris, including horticulture waste, shall not be placed at the curb or right-of-ways prior to 24 hours before the scheduled collection day. All empty containers shall be removed from the curb or right-of-way no later than 24 hours after collection service.

Dumping of trash, debris, limbs, grass or other horticulture waste on private property or in a storm drain or other public property is prohibited. Contact **334-1224** for information.

## Parking Area (Ordinance No. BSCC 34)



- No Parking on any grassy area or on any portion of the premises other than the driveway parking area (excluding unpaved parking areas explained below).
- Unpaved parking areas must be grveled or covered with other erosion preventing materials defining the driveway parking area & have side borders of plants, landscape ties, pressure treated wood, brick, concrete or similar materials.
- Renting, leasing or otherwise providing parking area to someone not residing on the property.

## Noise Limits (Ordinance No. BSCC 20-23 (b))



Ordinance No. BSCC 20-23 prescribes certain maximum noise levels in residential areas, measured in decibels. Making or permitting noises that go above these levels constitutes a violation. Please be considerate of your neighbors, and keep sound levels emanating from loudspeakers, car radios, boom boxes, and the like, to a reasonable level at all times.

Operation of equipment or conduct of activities such as lawn care, soil cultivation, domestic power tools, lawn mowers, maintenance of trees, hedges, gardens, saw and tractors, street sweepers, mosquito fogging, tree trimming and limb chipping and other normal community operations are permitted only between the hours of 7:00 a.m. and 7:00 p.m.

## Backyard hens by Permit Only (Resolution No. 14-60)



It shall be unlawful for any person to allow hens to run at large upon the streets, alleys or other public places of the City, or upon the property of any other person. No slaughtering of the hens is allowed on the subject site. No sale of eggs or chicken products. Roosters are prohibited.

## Permitting

Permits may be applied for through the City of Bonita Springs Community Development Dept. 9220 Bonita Beach Rd. Bonita Springs, FL 239-444-6150



## Rental Property (Ordinance Nos. BSCC 12-108 (a))



City of Bonita Springs requires every owner of a rental property (who is not otherwise exempt in Section Two) to obtain a **rental permit**. Landlords applying for a permit must make their application with Code Enforcement Department. Permits are required for each unit and are renewable. Not obtaining the required permit may result in the owner of the property being issued a notice of violation.

**Every dwelling unit shall contain at least 150 sq. ft. of floor space for the first occupant and at least an additional 100 sq. ft. per additional occupant. Sleeping units, for single occupant, shall contain at least 70 sq. ft. of floor space, for two occupants at least 120 sq. ft. & 50 sq. ft. per additional occupant thereafter.**

**Report suspected violators to Code Enforcement at 949-6257.**