

CHAPTER 32.01 (b)(22)

- (22) Buildings which have not been maintained in a safe and healthy condition under the Minnesota State Building Code. Any one of the following shall be *prima facie* evidence of failure to maintain a building in a safe and healthy condition:
- (i) the nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
 - (ii) the anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
 - (iii) structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
 - (iv) foundation systems that are not firmly supported by footings, are not plumb, and free from open cracks one-half inch or greater and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
 - (v) roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effect, and all roof drainage systems that are not properly anchored;
 - (vi) overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
 - (vii) exterior stairs, decks, porches, balconies and all similar appendages attached thereto, including guards and handrails, which are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects, and a flight of stairs which has four or more risers lacking handrails designed and installed in accordance with the MN State Building Code;
 - (viii) chimneys, cooling towers, smokestacks and similar appendages not structurally sound, not in good repair or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;

- (ix) all exterior finishes including joints between building envelope and the perimeter of windows, doors and skylights, stucco, wood, vinyl, aluminum, steel, or cement board siding, which are not weather resistant or watertight and free of decay, cracks, rot, tears, holes, gaps, or breaks;
- (x) any building or structure that has been damaged by fire to the extent it is no longer habitable;
- (xi) mechanical appliances, fireplaces, solid-fuel burning appliances, cooking appliances and water heating appliances not properly installed or maintained in a safe working condition or capable of performing the intended function;
- (xii) the lack of a safe, continuous and unobstructed path of travel from any point in a building or structure to the public way; or
- (xiii) egress doors which are not readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort.

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