

CHAPTER 1331
Safe and Sanitary Maintenance of Dwelling Units

1331.11 RATPROOFING.

Every structure, dwelling unit, and rooming unit and the premises on which it is located shall be maintained in a rat-free and ratproof condition IN AREAS OF HEAVY RAT INFESTATION.

(a) All openings in the exterior walls, foundations, basements, ground or first floors and roofs which have a half-inch diameter or more opening shall be ratproofed in an approved manner if they are within forty-eight (48) inches of the existing exterior ground level immediately below such openings, or if they may be reached by rats from the ground by climbing unguarded pipes, wires, cornices, stairs, roofs, and other items such as trees or vines or by burrowing.

(b) Skirting, lattice, or other non-ratproofed enclosure creating a possible rat harborage under a porch or any portions of a building shall be ratproofed at all locations where a rat could find, burrow, or gnaw an access opening.

(c) All doors shall be constructed so that the space between the lower edge of the door and the threshold shall not exceed three-eighths (3/8) inch; provided further that the space between sections of folding and sliding doors when not closed shall not exceed three-eighths (3/8) inch.

(d) Interior floors of basements. Cellars and other areas in contact with the soil shall be paved with concrete or other rat impervious material such as to prevent rodent access to the interior.

(e) In areas of heavy rat infestation, the Chief Building Official or his legally designated representative shall require that the lower eight (8) inches of wooden exterior doors be covered with an impregnable material. Metal shall be formed into a cuff and channel so that no wood edges are exposed and so that all exposed metal edges are rolled or folded to eliminate any hazard; an alternate method shall be acceptable if it is equally

ratproof. Bolts for attaching sheet metal to the door shall not project more than one-sixteenth (1/16) inch beyond the fastening nuts.

(f) In areas of heavy rat infestation, the Chief Building Official or his legally designated representative shall require that every exterior door be equipped with an automatic closing device, or with a screen door which shall be equipped with such a device and shall be fitted as specified in this Code.

(g) In areas of heavy rat infestation, all window openings or other lighting or ventilating openings below grade, or within forty-eight (48) inches above ground level, or otherwise accessible to rats, shall be ratproofed in an approved manner by an impregnable material attached to sturdy frames and so fabricated that no exposed wood is accessible for gnawing.

(h) Openings for outside stairways, elevator shafts, coal holes, etc., below grade shall be provided with tight fitting metal covers and frames flashed with twenty-four (24) gauge galvanized sheetmetal or other approved materials unless they are of the open type, and, in this case, they shall have the door or window opening in the foundation protected as required above for doors or window openings. Walls of such portions of any structure shall be of ratproof material.

(i) All sewers, pipes, drains, or conduits through which rats may pass shall be closed with a properly secured device designed to allow water to pass through but to prevent the access of rats.

(j) All openings for pipes, conduits, and other utility services accessible to rats shall be closed solidly for the full thickness of the wall, floor, roof, etc., with an approved ratproof material or fitted with a collar or shield, securely fastened to the wall or floor, of not less than twenty-four (24) gauge galvanized sheetmetal or other approved materials, extending at least three (3) inches beyond all sides of the opening.

(k) Skylights shall be designed to fit tightly and shall be constructed of approved ratproof materials. Adjustable skylights which may be opened shall be screened with hardware cloth or expanded metal.

(1) Roof ventilators, chimneys, pipe vents, downspouts, etc., shall be protected against entry by impregnable material or other acceptable ratproof material.

(m) The following specifications shall apply to the installation of all ratproof walls:

(1) Ratproof walls of concrete construction or other material permitted by the Building Code shall be required beneath the exterior wall of every building or enclosed part thereof and every enclosed shed, porch, bay, or other enclosed structure which is not supported on a continuous masonry foundation wall.

(2) All ratproof walls shall be at least four (4) inches thick and extend at least twelve (12) inches above grade and to a depth of twenty-four (24) inches below grade at all points.

(3) The concrete used in ratproof walls shall not be inferior to a mixture of one (1) part cement to six (6) parts of combined aggregate (sand and gravel) by volume. This is approximately equivalent to the commercial "five-bag-per-cubic-yard" mix. Nothing shall be put into the trenches except fresh concrete of this quality, and each section of the wall must be placed in one (1) "pour" without interruption.

(n) If the space between two (2) buildings is too small to permit inspection of the exterior walls of such building, such space shall be sealed so as to prevent the entrance of rats. Provisions shall be made in the ratproofing in such cases that drainage is not obstructed.

(o) After extermination, all of the rat holes or burrows in the ground shall be eliminated or filled with earth or other suitable material.

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