

THE “DIRTY DOZEN”

The 12 Most Violated Codes



THE City OF
Martinsburg

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The Martinsburg Planning Department serves the community through several functions, some of which include reviewing construction plans, issuing building permits for construction/remodeling projects, and performing inspections based upon permitted work. The department follows the WV State Building Code, which is based considerably upon the 2012 edition of International Codes, including the 2012 International Property Maintenance Code. This code applies to all existing property and structures, such as: homes, storage sheds, garages, fences, retaining walls, sidewalks and commercial buildings.

This guide is intended to inform the public of the most common violations. ...Do you have one of the Dirty Dozen where you live?

#1: TRASH

Unless properly contained, this blows onto sidewalks, streets and yards. This is both unsightly and unsanitary.

City Ordinance 951.02(b):

No person shall store or permit the storage of refuse on or about his premises, or the premises occupied by him, unless such refuse is kept separately in standard trash and garbage containers.



IPMC 308.1: *All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.*

#2: GRASS & WEEDS

Overgrown conditions can create shelter for rodents and increases pollen dust problems.

IPMC 302.4: *All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches.*



#3: ADDRESS NUMBERS

Essential for rapid response of emergency personnel!

IPMC 304.3 *states that buildings shall have address numbers placed so they are easily legible from the street. Numbers must be at least 4 inches high and each stroke must be ½-inch wide.*

#4: CHIPPING/PEELING PAINT

Deteriorated siding and other building elements allow moisture inside. This can exert a blighting effect.

IPMC 304.2: *All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, fences, shall be maintained in good condition.*



#5: SIDEWALKS

Deteriorated walking surfaces are a hazard to pedestrians.

IPMC 302.3: *All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a state of repair, and maintained free from hazardous conditions.*

City Charter Article 6, Section 8(8) *authorizes the City “...to order and direct the curbing and paving of sidewalks and footways for public use in said City, to be done and kept in good order by the owners of adjacent property”*



#6: GRAFFITI

When it is defacement - not art!

IPMC 302.9: *No person shall deface any exterior surface on private or public property by placing any marking, carving or graffiti. It shall be the responsibility of the property owner to restore said surface to an approved state of maintenance and repair.*



#7: WINDOWS

Windows let in light and fresh air, and let entrapped occupants out in case of a fire.

IPMC 304.13.1: *All glazing material shall be maintained free from cracks and holes.*

IPMC 304.13: *Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.*



#8: INOPERABLE VEHICLES

Can't drive it? Put it in a garage. These are unsightly, can harbor rodents, and are an attractive nuisance to children.

IPMC 302.8: *Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.*



#9: GARBAGE CONTAINERS

Wanna talk some trash? Start by knowing the down and dirty facts.

City Code, Article 951

Some basic requirements include:

1. Trash containers need to be leak-proof with secure lids and two lifting handles.
2. Plastic bags when used as trash containers shall be heavy duty and at least 3 mils thick.
3. No container can weigh more than 50 pounds.
4. Each standard solid waste container shall have the capacity of not more than thirty gallons.
5. Do not set out containers before 5:00 p.m. the day prior to the scheduled collection day, and no later than 6:00 a.m. on the scheduled day for collection.



Don't know the regular collection days for your location?
Please feel free to call the Martinsburg Public Works Department
at **(304) 264-2126**

#10: SMOKE DETECTORS

Sometimes smoke detectors can be annoying, but they can save your life.

IPMC 704.2 *states that smoke alarms shall be installed and maintained at the following locations: on the ceiling or wall outside of each sleeping area in the immediate vicinity of bedrooms; in each room used for sleeping purposes; in each story within a dwelling unit.*



#11: ELECTRIC / RECEPTACLES

Adequate circuit capacity, properly sized wiring, protection from electrical shocks, and enough outlets.

IPMC Section 605 contains several requirements. *Electrical equipment, wiring and appliances to be properly installed and maintained in a safe and approved manner. Sufficient number of receptacles shall be provided, and shall have ground fault circuit interrupter (GFCI) protection for receptacles in bathrooms, kitchens, basements, garages and outside locations. Extension cords cannot be used in place of permanent fixed wiring.*



#12: UNREGISTERED RENTALS

Every Martinsburg resident has the right to live in a safe place, and Landlords should have city codes that can hold tenants responsible for their actions.

City Code, Article 1781 *establishes the requirement for all rental units to be registered with the City and inspected periodically for compliance with property maintenance standards. For each rental property there should be a current 'Letter of Compliance' that was issued by the Martinsburg Planning Department.*



Want to know if a rental property is currently registered
with the City of Martinsburg?
Please feel free to call the Martinsburg Planning Department
at **(304) 264-2131 extension 266**