

CITY OF BALTIMORE

MARTIN O'MALLEY, Mayor



DEPARTMENT OF PUBLIC WORKS

BUREAU OF SOLID WASTE
1000 Abel Wolman Municipal Building
Baltimore, Maryland 21202

ORDINANCE 902-1966

WHO'S RESPONSIBLE

RESPONSIBILITIES OF OWNERS

1002. Sanitary Maintenance.

Every owner of a dwelling containing two (2) or more dwelling units shall be responsible for maintaining in a clean and sanitary condition the shared or public areas of the dwelling and the premises thereof.

1005. Ratproofing and Pest Extermination.

Every owner shall be responsible for the eradication of any insects, rats or other pests when the infestation exists in two or more of the dwelling units in a dwelling or in the shared or public areas of a dwelling. All dwellings and dwelling units shall be ratproofed and maintained in a ratproof condition by the owner or his agent. Such ratproofing and pest extermination shall include, but is not limited to, the following: (a) Prevention of entrance by blocking off or stopping up all passages, by which rats may secure entry from the exterior with rat impervious material. (b) Prevention of interior infestation by rat stoppage, harborage removal, the paving of basements, cellars and any other areas which are in contact with the soil, and such cleanliness as may be necessary to eliminate rat breeding places.

509. Garbage, Rubbish and Ashes.

The occupant of every dwelling unit shall provide such receptacles to contain all garbage, rubbish and ashes as may be necessary. In addition, for every building containing three (3) or more dwelling units, the owner shall provide, in a location accessible to all dwelling units, an adequate number of receptacles into which garbage, rubbish and ashes from the dwelling unit receptacles may be emptied for storage between days of collection. Receptacles shall be made of metal, watertight and provided with handles and tight covers. All such receptacles shall be maintained at all times in good order and repair.

100S. Cleanliness of Alleys and Gutters.

The owner of any premises bordering any street, lane or alley shall not deposit garbage or rubbish into the street, gutters or alleys abutting the premises.

The owner or operator of any dwelling containing more than one dwelling unit shall maintain in a clean and sanitary condition, free of garbage, rubbish, bulk trash, or other offensive material, both that portion of the sidewalk and the gutter that abuts the property and that portion of any alley that abuts the property and is bounded by the property lines of the adjoining properties and the midpoint of said alley.

RESPONSIBILITIES OF OCCUPANTS

902. Sanitary Maintenance

Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition that part of the dwelling or

dwelling unit and the premises thereof which he occupies and controls. A clean and sanitary condition shall include but is not limited to the following standards: (a) Floors, floor coverings and other walking surfaces shall be kept clean and free of dirt, filth, garbage, human and animal wastes, litter, refuse and any other insanitary matter. (b) Walls, ceilings, windows and doorways shall be kept clean and free of dirt, greasy film, soot and any other insanitary matter. (c) Plumbing fixtures shall be kept in a clean and sanitary condition; and no material shall be deposited in any such fixture which may result in the obstruction of such fixture or of any lines connected thereto. Every occupant shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

903. Pest Extermination.

Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rats or other pests therein or on the premises; and every occupant of a dwelling unit in a dwelling containing more than one dwelling unit shall be responsible for such extermination whenever his dwelling unit is the only one infested.

910. Cleanliness of Alleys and Gutters.

Every occupant of any dwelling or dwelling unit bordering any street, lane or alley shall not deposit garbage or rubbish into the gutters or alleys abutting the premises.

In any single family dwelling or in any dwelling where the occupants of a particular dwelling unit have exclusive control over the rear yard, those occupants shall maintain in a clean and sanitary condition, free of garbage, rubbish, bulk trash, or other offensive material, both that portion of the sidewalk and the gutter that abuts the property and that portion of any alley that abuts the property and is bounded by the property lines of the adjoining properties and the mid-point of said alley.

THE CITY ALSO HAS RESPONSIBILITY

To enforce the provisions of the Housing Code without bias; to inspect and where applicable require such standards of housing as to promote and protect the public health, safety, welfare and morals of the community.

To inspect your premises at reasonable hours.

To provide all inspectors with identification and require them when asked to identify themselves properly.

To notify the responsible parties in writing of existing violations, stating clearly the nature of the violations and the section or sections of the regulations violated.

To give a reasonable time within which violations must be corrected.