

CHAPTER 3

GENERAL REQUIREMENTS

User note:

About this chapter: Chapter 3 is broad in scope and includes a variety of requirements for the maintenance of exterior property areas, as well as the interior and exterior elements of the structure, that are intended to maintain a minimum level of safety and sanitation for both the general public and the occupants of a structure, and to maintain a building's structural and weather-resistance performance. Specifically, Chapter 3 contains criteria for the maintenance of building components; vacant structures and land; the safety, sanitation and appearance of the interior and exterior of structures and all exterior property areas; accessory structures; extermination of insects and rodents; access barriers to swimming pools, spas and hot tubs; vehicle storage and owner/occupant responsibilities.

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, building services systems and exterior property.

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

301.3 Vacant structures and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to have a depressing effect on surrounding property values or its aesthetics or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Stormwater shall not be drained into neighbouring properties or the public road but into a drain pit filled with sand or gravel.

Exception: The following exceptions shall be allowed where approved by the building official:

1. Retention areas and reservoirs.

2. Where the storm water through the property under scrutiny comes from a neighbouring property or road and is part of a natural drainage course.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from obstructions and hazardous conditions.

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 305 mm (12 inches). Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or owner's agent or occupant having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorised employee of the jurisdiction or contractor hired by the jurisdiction shall be authorised to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. Failure to pay within 3 months of being invoiced shall result in the Municipality (Local Authority) having jurisdiction obtaining the permission of the Parish Court to lodge the debt as a caveat to the title of the property.

302.5 Rodent harborage. Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated using materials and methods approved by the Environmental Health Unit of the Ministry of Health. Approved elimination materials and application shall not be injurious to the health of humans or code official approved pets. After pest elimination, proper precautions shall be taken to eliminate rodent accommodation and attraction to prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, chimneys, exhaust hoods, fans or blowers shall not discharge gases, steam, vapour, hot air, grease, smoke, odors or other gaseous or particulate wastes directly on abutting or adjacent public or private property or that of another tenant. Exhaust fans should preferably be roof mounted unless impossible to implement. The exhaust substance shall be ducted to at least

750 mm (29.5 inches) above roof level where dissipation can be achieved before reaching neighbouring on-building or off-building properties. Exhaust vents which cannot be taken to above-roof level shall be installed at a minimum of 1,220 mm (4 feet) away from the nearest opening of the nearest tenant or neighbouring building.

302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any *premises*, public sidewalk or verge and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting or protracted repairs (repairs taking more than 8 hours) of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. Anyone found guilty of willful or wanton damage, mutilation or defacement of the exterior surface of any structure or building on any private or public property by a Parish Court shall be subject to the fine under the Anti-Litter Act.

It shall be the responsibility of the *owner* to restore any structure or building or property deemed defaced by the *building official* to an *approved* state of maintenance and repair.

SECTION 303

SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. The water shall be treated to prevent mosquito infestation on an ongoing basis.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 610 mm (24 inches) in depth shall be completely surrounded by a fence or barrier not less than 1,220 mm (48 inches) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 1,375 mm (54 inches) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 150 mm (6 inches) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier to children or vision impaired adult.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F1346 shall be exempt from the provisions of this section.

SECTION 304

EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *Jamaica Building Code* or the *Jamaica Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. 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 likely to be imposed by the highest level of natural hazards previously experienced by the country.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects likely to be imposed by the highest level of natural hazards previously experienced by the country.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects likely to be imposed by the highest level of natural hazards previously experienced by the country.
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects likely to be imposed by the highest level of natural hazards previously experienced by the country.
8. 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 effects likely to be imposed by the highest level of natural hazards previously experienced by the country.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not

properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects likely to be imposed by the highest level of natural hazards previously experienced by the country.

10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects likely to be imposed by the highest level of natural hazards previously experienced by the country.
11. 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 likely to be imposed by the highest level of natural hazards previously experienced by the country.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, 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 likely to be imposed by the highest level of natural hazards previously experienced by the country.
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects likely to be imposed by the highest level of natural hazards previously experienced by the country.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *building official*.

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by periodic painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated before surfaces are repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be periodically recoated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly

legible and visible from the street or road fronting the property. These numbers shall contrast with their background and shall be placed on the building or on the gate post or the fence or on its own support stand. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 100 mm (4 inches) in height with a minimum stroke width of 12.5 mm (0.5 inch).

304.4 Structural members. Structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. Stormwater shall be prevented from undermining the foundation by ensuring it is drained away from the foundation.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, moulds, flaking paints, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that cause rain to leak into the building. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall be discharged to an on-lot drain pit filled with sand or gravel in a manner that keeps it within the lot or premises boundary and does not create a public nuisance.

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch, cantilever and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed dead and live loads.

304.11 Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly anchored and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight, door and door frames. Every window, skylight, door and frame shall be kept in sound con-

dition, good repair and weather tight. Cracked and deteriorated joint sealer beads shall be removed and replaced. If any window, skylight, door or frame is to be replaced, the replacement item shall not have a lower R-value or specification than the original item.

304.13.1 Glazing. Glazing shall be maintained free from cracks and holes and if to be replaced the replacement glazing shall have the same or lower shading coefficient than the original glazing.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. Every door, window and other exterior opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per 25 mm (16 mesh per inch), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

304.15 Exterior doors, door assemblies, operator systems and hardware. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door and shall be openable from the inside without a key. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent screens, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Exterior doors or windows for *dwelling units*, room units or *housekeeping units* shall be provided with devices such as reinforced steel bar grilles designed to provide security for the *occupants* and property within. Door grilles shall be placed on the inside of the building or room being protected and locks shall be designed to open from the inside without keys. At least one window in each sleeping room, where all the windows are grilled, shall be openable to the outside without keys to facilitate occupant escape if the egress door is cut off by fire.

304.18.1 Doors. Internal doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* in the basement that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 25 mm (1 inch). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be consid-

ered an acceptable deadbolt lock. Door grilles shall not be placed on the inside doors of any room being protected.

304.18.2 Windows. Operable windows located in whole or in part within 1,830 mm (6 feet) above ground level or a walking surface below that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a window sash locking device. One window in each sleeping room, where all the windows are grilled, shall be openable to the outside without keys to facilitate occupant escape if egress doors are cut off by fire.

304.18.3 Basement hatchways. *Basement* hatchways that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with devices that secure the units from unauthorised entry. Basement hatchways or doors leading from the ground floor to the basement shall not be grilled. However if a basement hatchway or door must be grilled it shall be done only if there is at least one external basement door and an openable window in each room that can facilitate easy escape to the outdoors in case of a fire.

304.19 Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

SECTION 305 INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every *owner* of a structure containing a *rooming house*, *housekeeping units*, a hotel, a dormitory, two or more *dwelling units* or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and *exterior property*. In the case of multiple residential and nonresidential owners, maintenance shall be handled by a strata organization, the cost of which shall be borne by the occupants on an equitable basis.

305.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *Jamaica Building Code* or the *Jamaica Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. 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.
3. Structures or components thereof that have reached their limit state.
4. Structural members are incapable of supporting nominal loads and load effects.

5. Stairs, landings, balconies and all similar walking surfaces, including *guards* and handrails, are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.5 Handrails and guards. Every handrail and *guard* shall be firmly anchored and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 Interior doors. Every interior door shall fit reasonably well and maintained within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 306 COMPONENT SERVICEABILITY

306.1 General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.1.1 Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the *Jamaica Building Code* or the *Jamaica Existing Building Code* as required for existing buildings:

1. Soils that have been subjected to any of the following conditions:
 - 1.1. Collapse of footing or foundation system.
 - 1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion.
 - 1.3. Adverse effects to the design strength of footing, foundation, concrete or other struc-

tural element due to a chemical reaction from the soil.

- 1.4. Inadequate soil as determined by a geotechnical investigation.
- 1.5. Where the allowable bearing capacity of the soil is in doubt.
- 1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.

2. Concrete that has been subjected to any of the following conditions:

- 2.1. *Deterioration of bar condition.*
- 2.2. *Ultimate deformation.*
- 2.3. Fractures.
- 2.4. Fissures.
- 2.5. Spalling.
- 2.6. Exposed reinforcement.
- 2.7. *Detached*, dislodged or failing connections.

3. Aluminum that has been subjected to any of the following conditions:

- 3.1. *Deterioration.*
- 3.2. Corrosion.
- 3.3. Elastic deformation.
- 3.4. *Ultimate deformation.*
- 3.5. Stress or strain cracks.
- 3.6. Joint fatigue.
- 3.7. *Detached*, dislodged or failing connections.

4. Masonry that has been subjected to any of the following conditions:

- 4.1. *Deterioration.*
- 4.2. *Ultimate deformation.*
- 4.3. Fractures in masonry or mortar joints.
- 4.4. Fissures in masonry or mortar joints.
- 4.5. Spalling.
- 4.6. Exposed reinforcement.
- 4.7. *Detached*, dislodged or failing connections.

5. Steel that has been subjected to any of the following conditions:

- 5.1. *Deterioration.*
- 5.2. Elastic deformation.
- 5.3. *Ultimate deformation.*
- 5.4. Metal fatigue.
- 5.5. *Detached*, dislodged or failing connections.

6. Wood that has been subjected to any of the following conditions:

- 6.1. Ultimate deformation.
- 6.2. Deterioration.
- 6.3. Damage from termites, insects, rodents and other vermin.
- 6.4. Fire damage beyond charring.

- 6.5. Significant splits and checks.
- 6.6. Horizontal shear cracks.
- 6.7. Vertical shear cracks.
- 6.8. Inadequate support.
- 6.9. Detached, dislodged or failing connections.
- 6.10. Excessive cutting and notching.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

SECTION 307 HANDRAILS AND GUARDRAILS

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on either side of the stairs. However, if one side of the stairs is against a wall, the stair may have a handrail only on the open side. Where both sides of the stair is open, a handrail shall be installed on each side. Every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 760 mm (30 inches) above the floor or grade below shall have *guards*. Handrails shall be not less than 760 mm (30 inches) in height or more than 1,065 mm (42 inches) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall be not less than 760 mm (30 inches) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: *Guards* shall not be required where exempted by the adopted building code.

SECTION 308 RUBBISH AND GARBAGE

308.1 Accumulation of rubbish or garbage. *Exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage.

308.2 Disposal of rubbish. Every *occupant* of a structure shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers and take it by hand or chute where provided to the approved garbage bulk storage facility from which Municipality garbage disposal trucks will pick up and cart away to the dump.

308.2.1 Rubbish storage facilities. The *owner* of every occupied *premises* shall supply *approved* covered containers for bulk *rubbish* at a location where the Municipality garbage collection trucks will periodically empty the container and take the garbage to the dump if the premises is not commercial. The *owner* of commercial *premises* shall be responsible for the removal of *rubbish* to the dump and may contract the Municipality garbage collection agency for the removal. The owner or occupant of both commercial and noncommercial premises is responsible for removal of rubbish arising from the cutting of trees or con-

struction and may contract the Municipality garbage collection agency for the removal.

308.2.2 Refrigerators. Refrigerators, freezers, refrigerator/freezers and other similar equipment such as coolers and wine chillers not in operation or inoperable shall not be discarded, abandoned or stored on *premises* without first removing the doors and rendering the units unattractive to rodents and pests such as mosquitoes. Special arrangements shall be made by building occupants or owners with private garbage removers to dispose of these types of large and heavy appliances and equipment which shall not be placed in the garbage.

308.3 Disposal of garbage from detached single or duplex or quadruplex houses and townhouses. Every *occupant* of a single or duplex detached building or townhouse or structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal bag placed in an appropriate garbage container. The tied or sealed garbage bag shall be placed in an approved collection container located at the roadside to be collected and disposed of by the Local Authority's garbage collection and disposal system. The owner or occupant of the premises putting out the garbage shall ensure that the garbage is not accessible to stray dogs which will forage and scatter the garbage. If the garbage is scattered by stray dogs it shall be swept up and rebagged by the owner or occupant of the premises before the Local Authority's central garbage trucks arrive for collection.

308.3.1 Garbage facilities in multiple-family residences or multiple-tenant office buildings. In multiple-family residential or multiple-tenant office buildings, the *owner* of every dwelling or office shall supply one or more of the following garbage disposal means:

1. An *approved* mechanical food waste grinder in each *dwelling unit*. The grounded waste shall go directly into the sanitary waste disposal system.
2. An *approved* incinerator unit in the structure available to the *occupants* in each *dwelling unit*.
3. A garbage disposal chute available at an appropriate place in the common circulation area on each floor. Garbage from building occupants will go down the chute into an enclosed collection skip on the ground floor that will be removed by the Local Authority's garbage collection and disposal trucks.
4. An *approved* leakproof, covered, outside garbage container or skip to which the occupant of each dwelling unit can take his properly bagged and tied or sealed garbage. Garbage shall not be placed outside the approved container or skip but placed inside the container or skip in a manner that stray dogs cannot get access to forage and scatter it. Garbage scattered by dogs shall be cleaned up by the building owner or strata before the Municipal garbage collection trucks arrive for collection and disposal.

308.3.2 Containers for commercial, hotel and industrial establishments. The *operator* of every commercial or industrial establishment that produces garbage shall provide or at all times cause to be utilized, *approved* leakproof containers provided with close-fitting covers for the