

Substandard Rental Dwelling Violation Schedule

The Substandard Rental Dwelling Violation Schedule shall be subject to adjustment as deemed necessary and appropriate by the director or the director's designee and any amendments shall be published and made available to the public at least thirty (30) days prior to their effective date. MCO 244.1920(3)

Violations that are highlighted green have been added/edited within the last 30 days.

Violations that are highlighted orange are no longer scored and will be removed during next update.

Violation Number	Violation	Maximum Violation Score	New Additions/Edits to Violation Schedule by date
051	Ground Cover	2	
053	Drain Water	2	
059	Address Numbers	2	
111	Remove Garage/Shed	2	
113	Paint Garage/Shed	2	
115	Repair Garage/Shed	2	
116	Swimming Pool Repair	1	
118	Garage Locks	1	
119	Secure Garage	1	
121	Repair/Replace Retaining Wall	6	
123	Paint Fence	1	
125	Repair/Remove Fence	1	
131	Repair/Replace Chimney	2	
133	Repair/Replace Roof	4	
134	Repair/Replace Exterior Detached Steps	3	
135	Repair/Remove Gutters	1	
136	Repair/Replace Exterior Walls	6	
137	Repair/Replace Foundation	6	
139	Rain Water Drainage	1	
141	Repair/Replace Exterior Steps	3	
143	Repair/Replace Exterior Stairway	3	
144	Paint Exterior	3	July-2013
147	Porch	4	
148	Exterior Doors	2	
149	Repair Roof Overhang	4	
150	Unprotected 2 nd Floor Exterior Door	4	
151	Repair/Replace Balcony	4	
155	Repair Existing Guardrail	4	
156	Provide/Replace Guardrail	4	
157	Repair/Replace Deck/Patio	4	
158	Install Exterior Handrail	4	
159	Repair Exterior Handrail	4	
161	Provide Screens	1	
162	Repair/Remove Screen Door	1	February-2014
163	Provide Storms	1	
164	Provide Storm Door	1	
165	Repair Screens	1	

Violation Number	Violation	Maximum Violation Score	New Additions/Edits to Violation Schedule by date
166	Repair/Replace Storm Door	1	
167	Repair Glass	1	
175	Register Coop/Condominium	1	July-2013
176	Post Registration	1	July-2013
179	Arsenic Disclosure	1	February-2014
180	Licensing	1	
181	Update License Application	1	
182	Post License & 311 Poster	1	
183	Conversion	1	
189	HRLIC Licensing	1	
197	TISH Repair	1	March-2014
207	Smoke Gaskets Required, Unit Door 3+	1	
208	Illegal Bedroom	5	
209	Security Doors Multi-unit Dwelling 4+	2	
210	Arrangement of Rooms	3	
211	Buzzers Multi-unit Dwelling 4+	1	
212	Repair Buzzer	1	
214	Repair Public Area	4	
215	Number Units Multi-unit Dwelling 4+	1	
216	Clean Halls	1	
217	Hall-Exit Lights	4	
218	Interior Handrails	3	
219	Repair Interior Handrails	3	
220	Room(s) Too Small	6	
221	Illegal Building *	6	
222	Unlawful Occupancy	6	March-2014
223	Attic Occupancy	6	
224	Attic Uses	2	
225	Basement Occupancy	6	
226	Garage Occupancy	6	
227	Remove Illegal Appliances/Fixtures*	5	
228	Seal Garbage Chutes	1	
229	Seal Transoms	2	
230	Over Occupancy	4	
231	Required Gas	10	
233	Required Water	10	
235	Required Electrical	10	
241	Ceiling Height	3	
243	Minimum 150 Sq. Ft.	3	
245	Minimum 220 Sq. Ft.	3	
251	Repair Support System	6	
253	Interior Stairs	6	
261	Fire Exits	7	
262	Fire Egress	7	
263	Repair/Replace Fire Door	4	
264	Provide Closers	4	
265	Provide Latches	4	

Violation Number	Violation	Maximum Violation Score	New Additions/Edits to Violation Schedule by date
267	Blocked Open Doors	4	
269	Tents and Trailers	1	
271	Over Occupancy *	6	March-2014
309	Hall Door Closers	2	
310	Exit Signs	4	
311	Fire Doors	3	
313	Flammable Liquids	5	
315	Repair Fire Door *	4	
316	Repair Carbon Monoxide Detectors	5	
317	Clean Basement	5	
319	Unlock Fire Doors	4	
321	Smoke Detectors	10	
325	Repair Smoke Detector *	5	
327	Provide Carbon Monoxide Alarms	10	
331	9" Tread/8" Rise	5	
333	36" Stair Width	5	
335	Combustible Storage	5	
341	Provide Fire Extinguisher	5	
343	Recharge Fire Extinguisher	5	
345	Replace Old Extinguisher	5	
371	Stop Cooking	2	
373	Post No Cooking	1	
375	Lavatory/Bath Facility	4	
381	No Shared Bath	5	
411	Outlets	5	
412	Faceplates	1	
413	Repair Outlets/Switch *	2	
417	Illegal Wiring	6	
421	Extension Cords	2	
423	Basement Fixtures	3	
425	Repair/Replace Fixtures	4	
504	Open Gas Line	10	
505	Sagging Pipes	2	
509	Leaky Faucets*	2	
511	Plumbing Repairs*	5	
513	Clogged *	3	
514	Plastic Gas Piping	6	
515	Sewer Required	10	
516	Water to Units	10	
517	Hot Water	6	
518	Pressure	5	
519	Water Heater	6	September-2013
521	Fixtures Required	10	
522	Bathroom Floor	3	
523	Ballcocks	3	
524	Faucets *	5	
525	Toilet Seat *	2	

Violation Number	Violation	Maximum Violation Score	New Additions/Edits to Violation Schedule by date
527	Bathroom Door	5	
528	Repair Existing Mechanical Ventilation	2	March-2014
529	Flex Lines	5	
530	Vent Shaft	4	
531	Basement Toilet	3	
533	Clean Out Plug	3	
605	Provide Temporary Heat	6	February-2014
609	Provide 65 Degrees	6	
611	68 Degrees	6	
613	One Hour Rating	6	
615	Repair/Replace Heating Equipment*	6	
622	Heating Facility Performance Check	4	
623	Service Equipment	6	
703	Lead Renovation and Remodeling Certification	1	
708	Lead Clearance Inspection Required	2	
709	Paint Window	2	
710	Repair/Replace Windows	2	
711	Window Locks *	1	
712	Openable Windows	3	
713	Sash Cords	1	
715	Repair/Replace Interior Door	4	
716	Shades	1	
717	Deadbolt- Multi-unit Dwelling*	4	
718	Deadbolt-Single Family/Duplex	4	
719	Replace Lock/Double-Key	4	
720	Bed Bug Infestation	4	
726	Weatherstrip Doors/Windows	1	
729	Remove Previous Occupant Junk	2	
730	Energy Audit Required	2	
732	Healthy Homes Workshop Required	2	
733	Exterminate Insects/Vermin	2	
737	Contractor Required Insects/Vermin	4	
745	Clean Your Unit	6	
747	Cabinets/Counters	3	
748	Clothes Dryer Duct	3	
749	Repair/Replace Appliances *	4	
751	Repair Floors *	4	
753	Repair Walls *	4	
755	Repair Ceilings *	4	
757	Water Damaged Surfaces	3	
759	Wall Surfaces *	3	
770	Unpermitted Egress Window	5	
771	Exit Windows	8	
772	Exit Window Obstruction	5	
773	Provide Window	6	
777	Provide Keys	3	

Violation Number	Violation	Maximum Violation Score	New Additions/Edits to Violation Schedule by date
779	Mailboxes	2	
836	Maintain Drive	2	
837	Parking Surfaces (Single Family)	2	
838	Parking Surfaces > Single Family	2	

Thresholds		
Units	Substandard Conditions	Condemnation
1	25 points	40 points
2	30 points	45 points
3	35 points	55 points
4	40 points	60 points
5 or More	10 points	15 points
Any 1 Unit in Bldg	25 points per unit	40 points per unit