

GENERAL ORDINANCE NO. 13-13

AN ORDINANCE  
CREATING SECTION 15.68,  
GREEN BAY MUNICIPAL CODE,  
RELATING TO BUILDING MAINTENANCE

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

**SECTION 1.** Section 15.68, Green Bay Municipal Code, is hereby created to read as follows:

**15.68 BUILDING MAINTENANCE**

(1) **HAZARDOUS CONDITIONS.** A person who owns, leases or occupies a building shall keep the building from structural or other conditions that constitute a substantial hazard to the health or safety of its occupants, or creates an unreasonable risk of personal injury as a result of any reasonably foreseeable use of the building other than negligence by an occupant.

(2) **COMMON AREAS.** A person who owns a commercial building and leases the building to multiple tenants shall keep all common areas of the building maintained in a manner that is safe, functioning, sanitary, and undamaged.

(3) **BUILDING EXTERIOR.** A person who owns a building shall keep all exterior and weatherproofing components maintained in a manner that is safe, functioning, cleanable, and undamaged.

(4) **INSUFFICIENT REPAIRS.** A person who owns a building shall ensure all repairs to the building are performed in a workmanlike manner. Workmanlike manner includes, but is not limited to:

(a) The use of materials that has a consistent texture, color, quality, or appearance with adjacent materials.

(b) The complete performance of a job which does not leave unfinished edges, exposed nails/screws, loosely attached materials, or similar conditions.

**(5) NOTICE OF VIOLATIONS TO PROSPECTIVE PURCHASERS. An owner of real property shall give notice to any prospective purchaser that a notice has been issued concerning a building code violation, where the condition giving rise to the notice of violation has not been corrected.**

**SECTION 2.** This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this 30<sup>th</sup> day of July, 2013.

APPROVED:

/s/ James J. Schmitt

Mayor

ATTEST:

/s/ Kris Teske

Clerk

JLM:bc

First Reading: 6/18/13

Effective Date: 8/3/13