

Estherville City Code  
Title II - Community Protection  
Division 3 - Building & Property Regulations

**NEW Chapter 2 - Minimum Housing Code**

- Section 1.** Purpose. The purpose of this chapter is to establish minimum requirements (housing code) for residential structures to be fit for human habitation, occupancy or use.
- Section 2.** The Community Development Director shall be responsible for the enforcement of this chapter and shall be the “local housing official” with respect to the Code of Iowa.
- Section 3.** All structures intended for human habitation, occupancy or use shall meet all of the following minimum requirements:
- A. Connection to an approved water, sanitary sewer & electric system.
  - B. Connection to an approved source to operate a heating system.
  - C. Utility services must not be terminated (turned off) for a period in excess of six (6) consecutive months.
  - D. The interior of the structure shall not be exposed to the elements such that deterioration of the building is occurring.
  - E. All window and door openings shall be utilized as originally intended. Window and door openings shall not be “boarded up”.
  - F. There shall be no openings in the exterior walls or roof to allow birds, animals, etc. to enter the structure.
- Section 4.** Any residential structure that fails to meet any of the minimum requirements listed in Section 3 of this Chapter shall be considered abandoned by the property owner. The Community Development Director shall declare the structure a public nuisance and initiate abatement proceedings under Title III, Chapter 1, Article 2 of the Estherville City Code or other applicable legislation.