



City of Winooski

Winooski Fire Department

120 Main Street
Winooski Vermont 05404
802 655 6420
winooski.vt.gov/fire

Winooski Municipal Code Chapter 9 – Housing Staff Review

Article II – Table Of Contents

(Article III) Definitions

Staff Recommendations:

- ADD “Attic” shall mean the volume, if any, between the roof and the ceiling over the interior finished space(s) nearest the roof.
- ADD “EMP” shall mean Essential Maintenance Practices requires by 17 V.S.A.
- ADD “Guest” shall mean a person who, in exchange for compensation, rents a short term rental
- ADD “Host” shall mean a person who operates a short term rental (whole or in part). The host is the primary contact for guest to make reservations and to contact during their stay. The host oversees compliance of short term rental with all applicable rules and regulations, receives guests’ payment for short term rental stays, and is responsible for rimmitting all taxes imposed on a guest’s occupancy. The host may be the property owner or tenant.
- ADD “Multifamily dwelling” shall mean any dwelling or oart therof containing three (3) or more dwelling units
- ADD “Normal wear and tear” shall mean the deterioration which occurs, based upon the reasonable use for which the dwelling unit or rooming unit is intended, without negligence, carelessness, accident or abuse of the premises or supplied equipment or appliances by the occupant or members of household or their invitees or guest
- ADD “Occupant” shall mean any person including an owner living and sleeping in a dwelling unit or rooming unit
- ADD “Resident” shall mean a natural person who treats as their permanent dwelling unit and has the intent to maintain the unit indefinitely and to return there if temporarily absent, coupled with an act or acts consistant with the intent, notwithstanding whether or not the person is a “tenant”
- ADD “Roof” shall mean the surface on the top of a building which seperates the building from the outdoors.
- ADD “Short term Rental” (STR) Shall mean a dwelling unit that is rented to guest for less than thirty (30) consecutive days and for more than fourteen (14) days during and rolling twelve (12) month period, is subject to the Vermont rooms and meals tax, and is either a:
 1. Partial unit, meaning a room located within a host’s primary residence that is used primarily for sleeping purposes by human occupants and that contains at least seventy

(70) square feet of floor area; or

2. Whole unit, meaning entire dwelling unit.

- ADD "Skilled Manner" shall mean executed in a skilled manner, e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work. To be executed in a "skilled manner," maintenance or repair work must be performed in a manner consistent with work done by a skilled craftsperson. In general, floors should be level, walls plumb and square and windows installed so that they operate easily and fit within the rough opening to exclude the elements. The use of proper tools, methods and materials is necessary for skilled manner work unless unusual circumstances exist.
- ADD "Tenant" shall mean a person under a rental agreement to occupy a dwelling unit or rooming unit to the exclusion of others
- ADD "Two-family dwelling" shall mean any dwelling containing two (2) dwelling units

Section 9.14 – Security Deposits

Staff Recommendation: REMOVE, no content, code, regulation. Remove until such time such is determined and/or defined

Article VI – Minimum Housing Standards and Requirements

Section 9.15 – Conformance to Standards Required

Staff Recommendation: UPDATE old language

No person shall occupy as owner/occupant or shall let to another for occupancy any dwelling, rooming house, dwelling unit or rooming unit which does not comply with the minimum standards as provided by this article, as evidenced by a current certificate of Occupancy or Certificate of Fitness. All repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of these standards shall be performed and installed in a skilled manner and installed in accordance with the manufacturer's installation instructions in order to allow the performance intended and anticipated by the standards to be achieved and must meet the criteria of the definition of "skilled manner".

Section 9.16 – Minimum Standards for Basic Equipment and Facilities

(C) Garbage, Rubbish and Sanitary

1. Facilities

Staff Recommendation: Garbage and rubbish that is placed outside a dwelling or rooming house shall be stored in durable, cleanable, watertight receptacles with properly fitting covers.

At no time shall the storage/placement of such be on/in the "greenbelt" and/or within "public right-of-way" except for the purpose of recycling and solid waste pickup for disposal only during the day of collection and only if they are in neatly kept, stored, maintained, or deposited in accordance with all minimum housing, health, health and solid waste ordinances and regulations.



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3. Responsibilities

Staff Recommendation: The owner of every dwelling or rooming house shall be responsible for maintain in a clean and sanitary condition free of garbage or rubbish all common areas as well as any other part of the premisse not used as a dwelling space. Any second or subsequent violation of this provision during a twelve (12) month period shall be deemed a violation of this chapter.

Staff Recommendation: The occupant(s) of a dwelling unit shall maintain in a clean and sanitary condition that part of the dwelling unit and yard occupied and controlled and shall be responsible for the reasonable care and cleanliness of supplied facilities including plumbing and cooking equipment. Any second or subsequent violation of this provision during a twelve (12) month period shall be deemed a violation of this chapter.

Staff Recommendation – ADD: Acumulation of garbage, trash, abandoned vehicles, appliances and furniture on ANY property prohibited.

(a) It shall be unlawful for any landowner, and person leasing, occupying, or having charge or possession of any property in the city to keep, maintain, or deposit on such property any materials or items listed below unless they are in compliance with this section or otherwise allowed by law. "Property" shall include the abutting area known as the "greenbelt" held to be that area of a public street located between the roadway edge and the sidewalk, or, if no sidewalk exists, between the roadway edge and the adjacent property line.

(b) The following materials or items shall not be stored, kept, maintained or deposited on the property: concrete, asphalt, construction debris, brick foundations and flat work, unless being used for a building project which is in compliance with all city ordinances.

(c) The following materials items shall not be stored, kept, maintained, deposited or allowed to remain outdoors and/or in plain view in the front yard of any property: (1) appliances such as refrigerators, stoves and microwave ovens; (2) sinks, toilets, cabinets, or other fixtures or equipment; (3) abandon, discarded, or broken furniture; (4) furniture not constructed for outdoor use; and (5) lumber and other construction material. Lumber and other construction material are exempted from this provision if they are covered and stroed neatly and in a manner which does not obstruct fire escapes, means of egress, fire lanes, or emergency services access and which does not pose a danger to invitees, including utility, delivery, and postal service and police officers, emergency medical responders, firefighters and other public health and safety officials who may need to be present on the property in emergency situations, routine inspections or other lawful reasons, and are being used in conjunction with a building project in compliance with all city ordiances.

Section 9.19 – Minimum Space, Use, and Location Requirements

Staff Recommendation: Explain/discuss sections "A" 1 & 2 along with "D"