

TITLE 10: LOCAL LAWS
DIVISION 3: THIRD SENATORIAL DISTRICT (SAIPAN, ETC.)

§ 30508. Basic Maintenance.

(a) Residential. All exterior property areas shall be maintained in a clean and sanitary condition, free from any accumulation of trash, rubbish, garbage, or other refuse. The premises of residential property shall not be used for open storage of such items as stoves, glass, building material, building rubbish, junk vehicles, or junk or derelict property. It shall also be the duty and responsibility of every owner or occupant, as applicable, to remove dead trees from the premises.

(b) Commercial. The exterior property areas of properties regulated by this Chapter shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises, and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following:

(1) Brush, weeds, broken glass, and accumulations of filth, garbage, trash, refuse, debris, and inoperative machinery;

(2) Dead and dying trees and limbs;

(3) Loose and overhanging objects which, by reason of location above ground level, constitute a danger of falling on persons or personal property in the vicinity thereof;

(4) Holes, excavations, breaks, projections, obstructions, and excretions of pets and other animals on walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises;

(5) Sources of infestation by insects or rodents;

(6) Existing walkways and steps of concrete or other suitable paving materials shall be provided and maintained in safe condition for access; and

(7) No portion of a public sidewalk, alley, or street shall be obstructed by any means or used for the storage or display of goods, material, or equipment so as to constitute a nuisance as defined herein, and in no case without authorization as necessary from Zoning, the Department of Public Works, the Department of Public Lands, the Department of Public Safety, and/or the Department of Lands and Natural Resources. Such permit shall be waived for government recognized public events.

(c) Exterior Structure—Commercial.

(1) All permanent signs and billboards permitted by reason of other regulations or as lawful nonconforming use, and exposed to public view, shall be maintained in good repair. Any signs which have excessively weathered, faded, or those upon which the paint has excessively peeled or cracked, shall, with their supporting structures, be removed or, if legally allowed, put into a good state of repair. All non-operative or broken electrical signs shall be repaired, or shall, with their supporting structures, be removed.

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(2) All outdoor salvage yards shall be screened from surrounding property as required by the applicable Zoning Law in the District. Such screening shall be maintained in a good condition and free from deterioration.

(3) Air conditioning equipment shall be equipped with proper devices for the prevention of condensate drainage upon sidewalks, other walkways, or other areas. Where mechanical ventilation is used, the ventilating duct which is on the exterior wall shall not be located closer than six feet from a window located in an adjoining building.

(4) Inflammable or combustible liquids or other materials may not be stored on the premises unless they are a type approved for storage by the fire code and then only in such quantities and in such fireproof storage containers as may be prescribed by the fire code.

(5) Hallways shall provide adequate, safe, and unobstructed circulation from offices, sales rooms, work rooms, storage rooms, and other spaces to various means of exit.

(6) All premises shall be properly connected to electric power through safely insulated conductors.

(7) All wiring or cables shall be properly affixed or attached to the structure and kept in a good state of repair. No loose cords or loose extension lines in excess of six feet in length shall be permitted, and no ceiling or wall fixture shall be used for supply and power to equipment other than that for which they are designed. Every electrical circuit in rooms containing plumbing pipes or fixtures shall be equipped with at least one ground fault interrupter receptacle.

(8) Buildings where people work shall have a minimum of one toilet and one wash basin supplied with running water per floor available to all employees, located in an enclosed room conveniently accessible to the employees.

(9) Buildings wherein food is served to the public shall provide sanitary facilities available to patrons in accordance with the requirements of the health code and all other Commonwealth laws.

(10) All toilet rooms shall be fully enclosed and with a door capable of being locked so as to provide privacy for the user.

(11) Toilet and wash rooms shall be surfaced with water-resistant materials and floors; walls and ceilings shall be kept in a dry, clean, and sanitary condition at all times.

Source: SLL 20-25 § 2 (June 14, 2018), modified.

Commission Comment: The Commission inserted serial commas throughout pursuant to 1 CMC § 3806(g). The Commission inserted a comma after “which include” and after “limited to” in (b); inserted a comma after “defined herein” in (b)(7); and inserted a comma after “be permitted” in (c)(7) pursuant to 1 CMC § 3806(g). The Commission changed the capitalization of “structure–Commercial” in (c) pursuant to 1 CMC § 3806(f). The Commission changed “nonoperative” to “non-operative” in (c)(1) pursuant to 1 CMC §

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3806(g). The Commission struck “(6)” after “six” in (c)(7) pursuant to 1 CMC § 3806(e).