

Chapter 15.19

INTERNATIONAL PROPERTY MAINTENANCE CODE

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Editor's Note: Previous Chapter 15.19 International Property Maintenance Code repealed (Ord. 700 2019).

15.19.010 Adoption of the International Property Maintenance Code, with amendments.

The Town Council hereby adopts, for the purpose of regulating and governing the conditions and maintenance for all property, buildings and structures; by providing the standard for supplied utilities and facilities and other physical conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; that certain code known as the International Property Maintenance Code, 2018 Edition including Appendix A, as published by the International Code Conference, hereinafter referred to as the "Property Maintenance Code," save and except such portions as are hereinafter changed, added to or amended below. Not less than one copy of said code shall be maintained by the office of the Building Department. (Ord. 700 (part), 2019; Ord. 675 (part), 2016).

15.19.020 Conflicts.

In the event of any conflicts between this chapter and the provisions and requirements of Chapters 15.04 through 15.15, inclusive, of this Code, the provisions and requirements in Chapters 15.04 through 15.15 shall apply. (Ord. 700 (part), 2019; Ord. 675 (part), 2016).

15.19.030 Amendments to the Administrative sections.

Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of the Town of Ross (hereinafter referred to as "the Code" or "this Code").

Section **102.7** is amended to add the following to the end of the first paragraph:

Where the term "International Building Code" appears, it shall mean the California Building Code as adopted by this jurisdiction. Where the term "International Fire Code" appears, it shall mean the California Fire Code as adopted by this jurisdiction. Where the term "International Existing Building Code" appears, it shall mean the California Building Code as adopted by this jurisdiction. Where the term "International Fuel Gas Code" appears, it shall mean

the California Plumbing Code as adopted by this jurisdiction. Where the term “International Mechanical Code” appears, it shall mean the California Mechanical Code as adopted by this jurisdiction. Where the term “International Plumbing Code” appears, it shall mean the California Plumbing Code as adopted by this jurisdiction. Where the term “International Zoning Code” appears, it shall mean the Ross Municipal Code, Title 18.

Section 103 is deleted.

Section 104.3 is amended as follows:

Add the words “including the warrant provisions of Section 1822.50 et seq. of the Code of Civil Procedure of the State of California.” to the end of the section.

Sections 107 is deleted.

Section 108.3 is amended as follows:

108.3 Notice. Whenever the code official has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and shall be duly served on the owner or the person or persons responsible for the structure or equipment. If the notice pertains to equipment, it shall also be placed on the condemned equipment.

Sections 109.2 is amended to read as follows;

109.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official may order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

Sections 109.3 is amended to read as follows:

109.3 Closing streets. When necessary for public safety, the code official may temporarily close structures and close or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

Sections 109.4 is amended to read as follows:

109.4 Emergency repairs. For the purposes of this section, the code official may employ the necessary labor and materials to perform the required work as expeditiously as possible.

Sections 109.5 and 109.6 are deleted.

Section 110.1 is amended to change “two years” to “one year” in the first sentence.

Sections 110.2 and 110.3 are amended to read as follows:

110.3 Failure to comply. If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official may cause the structure to be demolished and removed, either through the forces of the an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Section 111.2 is amended by adding thereto the following concluding sentence:

Nothing contained in this section shall prevent the Town Council from appointing the Town Council as the housing advisory and appeals board.

Section 112.4 is amended to read as follows:

112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be in violation of this code. (Ord. 700 (part), 2019).

15.19.040 Definitions.

The definition for CODE OFFICIAL is amended to read as follows:

CODE OFFICIAL. Where used in this code, the term Code Official shall mean the Building and Planning Manager or the Building Official of the Town of Ross, or their designees. (Ord. 700 (part), 2019).

15.19.050 Amendments to Chapter 3.

Section 302.4 is amended to read as follows:

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches tall. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided however, this term shall not include cultivated flowers and gardens.

Section 304.14 is amended to read as follows:

304.14 Insect Screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

[Exception to remain unchanged.]

Section 308.2.2 is amended to read as follows:

308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors or securing the doors in an approved manner.”

Section 308.3.1 is amended to read as follows:

308.3.1 Garbage facilities. The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit, or an approved leakproof, covered , outside garbage container. Every person maintaining or using any solid waste can or receptacle shall keep the same clean and sanitary.

Section 308.3.1.1 is amended to read as follows:

308.3.1.1. Within all residential districts in the city, no person shall use, locate or maintain (store) any solid waste can, garbage container or other waste receptacle within the public right-of-way other than on the day of removal service. Such waste receptacles shall be stored out of public view on non-service dates, whenever practical, or stored nearest the main structure. (Ord. 700 (part), 2019).

15.19.060 Amendments to Chapter 6.

Section 602.3 is amended to read as follows:

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat in order to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Section 602.4 is amended to read as follows:

602.4 Occupiable workspaces. Indoor occupiable workspaces shall be supplied with heat in order to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

[The exceptions remain unchanged]

(Ord. 700 (part), 2019).