

1 At the time of adoption, one certified true copy of the International
2 Property Maintenance Code, published by the International Code Council is on
3 file in the office of the city clerk and may be inspected by any interested person
4 between the hours of eight a.m. and five p.m., Monday through Friday, holidays
5 excepted. The city shall keep a copy of the adopted code in the office of the chief
6 enforcement officer for public inspection. The building code, as finally adopted, is
7 available for sale at the office of the city clerk, at a price reflecting cost to the city
8 as established by the city manager, pursuant to this municipal code.

9 16.20.030 Section 101.1 amended--Title.

10 Section 101.1 of the International Property Maintenance Code is amended
11 by insertion of “the City of Longmont” within the brackets.

12 16.20.035 Section 101.2 amended Scope

13 Section 101.2 of the International Property Maintenance Code is amended
14 by substituting “adopted Electrical Code” for “ICC Electrical Code” in all
15 sections throughout this code.16.20.040 Section 102.3 amended--Application of
16 other codes.

17 Section 102.3 of the International Property Maintenance Code is deleted in
18 its entirety and replaced with the following:

19 Repairs, additions or alterations to a structure, or change of use or occupancy,
20 shall be done in accordance with all current adopted codes.

21 16.20.050 Section 103.1 replaced--General.

22 Section 103.1 of the International Property Maintenance Code is deleted in
23 its entirety and replaced with the following:

24 There is hereby established in the City of Longmont a property
25 maintenance code enforcement agency which shall be under the administrative
26 and operational control of the building official, herein known as the code official.

27 16.20.060 Section 103.2 deleted--Appointment.

28 Section 103.2 International Property Maintenance Code is deleted in its
29 entirety.

30 16.20.070 Section 103.5 replaced--Fees.

1 Section 103.5 of the International Property Maintenance Code is deleted in
2 its entirety and replaced with the following:

3 Fees for the administration and enforcement of this code shall be
4 established from time to time by resolution of the city council.

5 16.20.090 Section 106 replaced--Violations.

6 Section 106 of the International Property Maintenance Code is deleted in
7 its entirety and replaced with the following:

8 106.1 Unlawful acts. It is unlawful for any person to erect, install, alter,
9 repair, relocate, add to, replace, demolish, use, occupy or maintain any building or
10 structure, or cause or permit the same to be done, in violation of this code.

11 106.2 Violation. Any person committing or permitting a violation of this
12 code commits a separate offense for each day or part of a day during which the
13 violation exists. Offenses are punishable according to Chapter 1.12 of the
14 Longmont Municipal Code.

15 106.3 Violation penalties. Imposition of one penalty for any violation
16 shall not excuse the violation nor permit it to continue, and all such persons shall
17 correct or remedy such violations or defect within a reasonable time. In addition
18 to any other penalties, any violation of this code is a public nuisance and shall be
19 enjoined by a court of competent jurisdiction. Nothing in this code shall prevent
20 the city attorney from seeking appropriate legal or equitable relief from any court
21 of competent jurisdiction. The chief building official shall certify, to the city
22 clerk, as a proposed charge and lien against the subject property, the cost, plus a
23 twenty percent administrative service charge, of any such action taken pursuant to
24 such court action or pursuant to the following sections of the International
25 Property Maintenance Code:

26 §108.2, Closing of vacant structures unfit for human habitation and
27 occupancy, or

28 §110.3 Demolition of structures dangerous, unsafe, insanitary or
29 otherwise unfit for human habitation or occupancy, that are un-repairable,

1 un-repaired or on which normal construction has ceased for more than two
2 years.

3 106.4. Notice of Assessment; Appeal of Charges.

4 (a) Upon receipt of the statement of charges, the city clerk shall mail
5 to the owner of record of the subject property a notice, stating the amount and
6 grounds for the charges; that the City proposes to assess the charges against the
7 property; and that, pursuant to section 16.30.040 of Longmont Municipal Code,
8 any objections to the proposed assessment must be made in writing and filed with
9 the office of the city clerk within fourteen (14) days from the date of receipt of
10 such notice. Upon the expiration of the fourteen (14) day period, if the city clerk
11 receives no objections, the finance director shall, pursuant to C.R.S § 31-20-105,
12 certify such charges to the office of the treasurer of the county that includes the
13 property, for collection in the same manner as taxes authorized by C.R.S. Title 31.

14 (b) If the property owner files an appeal with the city clerk before the
15 expiration of the fourteen (14) day period, the finance director shall refer the
16 matter to the master board of appeals for determination, according to Chapter
17 16.30 of the Longmont Municipal Code.

18 (c) Upon conclusion of administrative review, the master board of
19 appeals shall determine, in writing, whether the charges are proper. The city shall
20 have the burden of proof, by a preponderance of the evidence. According to that
21 determination, the master board of appeals shall affirm, cancel or reduce the
22 charges. The master board of appeals shall furnish a copy of this determination to
23 the person making the objections together with a notice of such person's right to
24 appeal to the District Court, according to Chapter 16.30 of the Longmont
25 Municipal Code.

26 (d) The master board of appeals, on appeal, may reduce or cancel a
27 proposed assessment if it is determined that any of the following did not conform
28 to the provisions of this Ordinance:

- 29 (1) Any required notice to correct the subject violations; or
30 (2) The work performed in abating the nuisance; or

1 (3) The computation of charges.

2 (e) Upon a final determination by the master board of appeals
3 affirming or reducing the charges, the City Clerk shall certify a copy of the
4 determination to the finance director, who shall certify such charges to the office
5 of the treasurer of the county, as provided above.

6 16.20.100 Section 107.4 amended--Penalties.

7 Section 107.4 of the International Property Maintenance Code is amended
8 by deleting the reference to "106.4" and substituting "106.2 and 106.3" as
9 amended.

10 16.20.110 Section 111 replaced--Means of appeal.

11 Section 111 of the International Property Management Code is deleted in
12 its entirety and replaced with the following:

13 111.1 General. For provisions relating to the board of appeals, see
14 Chapter 16.30 of the Longmont Municipal Code.

15 16.20.130 Section 302.1 amended--Sanitation.

16 Section 302.1 of the International Property Maintenance Code is amended
17 by the addition of the following:

18 For provisions relating to offensive premises see 9.04.100 of the
19 Longmont Municipal Code.

20 16.20.135 Section. 302.3 amended Sidewalks and driveways

21 Section 302.3 of the International Property Maintenance Code is amended
22 by the addition of the following:

23 302.3.1 Any surface on which a vehicle is driven or parked must be surfaced with
24 asphalt, concrete or gravel. If gravel, the parking surface must be at least three
25 inches deep and must be kept free of vegetation and if necessary, provide a border
26 to prevent parking surface from spreading. At least sixty percent of any yard
27 adjacent to a street and seventy-five percent for all yards adjacent to a street on a
28 corner lot, shall be landscaped. No parking shall be permitted in landscape areas.

29
30 16.20.140 Section 302.4 amended--Weeds.

1 Section 302.4 of the International Property Maintenance Code is amended
2 by the addition of the following:

3 For provisions relating to weeds see chapter 9.32 of the Longmont
4 municipal code.

5 16.20.150 Section 302.5 amended--Rodent harborage.

6 Section 302.5 of the International Property Maintenance Code is amended
7 by the addition of the following:

8 For provisions relating to rodents see chapter 9.16 of the Longmont
9 municipal code.

10 16.20.160 Section 302.8 amended--Motor vehicles.

11 Section 302.8 of the International Property Maintenance Code is amended
12 by the addition of the following:

13 For provisions relating to motor vehicles see chapter 11.12 of the
14 Longmont municipal code.

15 16.20.170 Section 303.2 amended--Swimming pools.

16 Section 303.2 of the International Property Maintenance Code is amended
17 by the addition of the following:

18 For provisions relating to swimming pool fencing and setbacks see section
19 15.04.030 and 15.05.010 of the Longmont municipal code.

20 16.20.180 Section 304.14 replaced--Insect screens.

21 Section 304.14 of the International Property Maintenance Code is deleted
22 in its entirety and replaced with the following:

23 Insect screens shall be provided on all operable windows. Screens shall be
24 maintained free from tears, holes, or other imperfections of either screen or frame
25 that could admit insects such as flies or mosquitoes.

26 16.20.200 Section 503.4 added--Sanitation.

27 Section 503.4 of the International Property Maintenance Code is deleted in
28 its entirety and replaced with the following:

29 503.4 Sanitation. In other than dwelling units, floors of toilet rooms shall

1 be finished with a smooth nonabsorbent material that extends upward on the walls
2 at least 5 inches (127mm). Walls within 2 feet (610mm) of the front and sides of
3 urinals and water closets shall be finished with a smooth nonabsorbent material to
4 a height of 4 feet (1219mm).

5 16.20.210 Section 602.2 amended--Residential occupancies.

6 Section 602.2 of the International Property Maintenance Code is amended
7 by deleting the reference to “Appendix D of the International Plumbing Code”,
8 and substituting “the International Energy Conservation Code”.

9 16.20.220 Section 602.3--Heat supply, and Section 602.4--occupiable work
10 spaces-amended.

11 Sections 602.3 and 602.4 of the International Property Maintenance Code
12 are amended as follows:

13 Insert in the date brackets--“September 1st” to “May 1st”.

14 16.20.240 Section 605.4 added--Extension cords.

15 Section 605.4 of the International Property Maintenance Code is amended
16 by the addition of the following:

17 605.4 Extension cords. Extension cords shall not be used for permanent
18 wiring. Extension cords shall not: extend from one room to another; be placed
19 across a doorway; extend through a wall or partition; or be used in any area where
20 such cord may be subject to physical damage.