

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

3 16.20.040 Section 102.3 amended--Application of other codes.

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

6 Repairs, additions or alterations to a structure, or changes or occupancy, shall be
7 done in accordance with all current adopted codes.

8 16.20.050 Section 103.1 replaced--General.

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

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

14 16.20.060 Section 103.2 deleted--Appointment.

15 Section 103.2 International Property Maintenance Code is deleted in its
16 entirety.

17 16.20.070 Section 103.5 replaced--Fees.

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

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

22 16.20.080 Section 104.4 deleted--Right of entry.

23 Section 104.4 of the International Property Maintenance Code is deleted in its
24 entirety.

25 16.20.090 Section 106 replaced--Violations.

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

28 106.1 Unlawful acts. It is unlawful for any person to erect, install, alter,
29 repair, relocate, add to, replace, demolish, use, occupy or maintain any building or
30 structure, or cause or permit the same to be done, in violation of this code.

1 106.2 Violation. Any person committing or permitting a violation of this
2 code commits a separate offense for each day or part of a day during which the
3 violation exists. Offenses are punishable according to Chapter 1.12 of the
4 Longmont Municipal Code.

5 106.3 Violation penalties. Imposition of one penalty for any violation
6 shall not excuse the violation nor permit it to continue, and all such persons shall
7 correct or remedy such violations or defect within a reasonable time. In addition
8 to any other penalties, any violation of this code is a public nuisance and shall be
9 enjoined by a court of competent jurisdiction. Nothing in this code shall prevent
10 the city attorney from seeking appropriate legal or equitable relief from any court
11 of competent jurisdiction. The chief building official shall certify, to the city
12 clerk, as a proposed charge and lien against the subject property, the cost, plus a
13 twenty percent administrative service charge, of any such action taken pursuant to
14 such court action or pursuant to the following sections of the International
15 Property Maintenance Code:

16 §108.2, Closing of vacant structures unfit for human habitation and
17 occupancy, or

18 §110.3 Demolition of structures dangerous, unsafe, insanitary or
19 otherwise unfit for human habitation or occupancy, that are un-repairable,
20 un-repaired or on which normal construction has ceased for more than two
21 years.

22 106.4. Notice of Assessment; Appeal of Charges.

23 (a) Upon receipt of the statement of charges, the city clerk shall mail
24 to the owner of record of the subject property a notice, stating the amount and
25 grounds for the charges; that the City proposes to assess the charges against the
26 property; and that, pursuant to section 16.30.040 of Longmont Municipal Code,
27 any objections to the proposed assessment must be made in writing and filed with
28 the office of the city clerk within fourteen (14) days from the date of receipt of
29 such notice. Upon the expiration of the fourteen (14) day period, if the city clerk
30 receives no objections, the finance director shall, pursuant to C.R.S § 31-20-105,

1 certify such charges to the office of the treasurer of the county that includes the
2 property, for collection in the same manner as taxes authorized by C.R.S. Title 31.

3 (b) If the property owner files an appeal with the city clerk before the
4 expiration of the fourteen (14) day period, the finance director shall refer the
5 matter to the master board of appeals for determination, according to Chapter
6 16.30 of the Longmont Municipal Code.

7 (c) Upon conclusion of administrative review, the master board of
8 appeals shall determine, in writing, whether the charges are proper. The city shall
9 have the burden of proof, by a preponderance of the evidence. According to that
10 determination, the master board of appeals shall affirm, cancel or reduce the
11 charges. The master board of appeals shall furnish a copy of this determination to
12 the person making the objections together with a notice of such person's right to
13 appeal to the District Court, according to Chapter 16.30 of the Longmont
14 Municipal Code.

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

- 18 (1) Any required notice to correct the subject violations; or
- 19 (2) The work performed in abating the nuisance; or
- 20 (3) The computation of charges.

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

25 16.20.100 Section 107.4 amended--Penalties.

26 Section 107.4 of the International Property Maintenance Code is amended
27 by deleting the reference to "106.4" and substituting "106.3" as amended.

28 16.20.110 Section 111 replaced--Means of appeal.

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

1 111.1 General. For provisions relating to the board of appeals, see
2 Chapter 16.30 of the Longmont Municipal Code.

3 16.20.120 Section 201.3 amended--Terms defined in other codes.

4 Section 201.3 of the International Property Maintenance Code is amended
5 by replacing “International Zoning Code” with “Longmont Land Development
6 Code”, and by deleting the *International Existing Building Code* and *ICC*
7 *Electrical Code*.

8 16.20.130 Section 302.1 amended--Sanitation.

9 Section 302.1 of the International Property Maintenance Code is amended
10 by the addition of the following:

11 For provisions relating to offensive premises see 9.04.100 of the
12 Longmont Municipal Code.

13 16.20.140 Section 302.4 amended--Weeds.

14 Section 302.4 of the International Property Maintenance Code is amended
15 by the addition of the following:

16 For provisions relating to weeds see chapter 9.32 of the Longmont
17 municipal code.

18 16.20.150 Section 302.5 amended--Rodent harborage.

19 Section 302.5 of the International Property Maintenance Code is amended
20 by the addition of the following:

21 For provisions relating to rodents see chapter 9.16 of the Longmont
22 municipal code.

23 16.20.160 Section 302.8 amended--Motor vehicles.

24 Section 302.8 of the International Property Maintenance Code is amended
25 by the addition of the following:

26 For provisions relating to motor vehicles see chapter 11.12 of the
27 Longmont municipal code.

28 16.20.170 Section 303.2 amended--Swimming pools.

29 Section 303.2 of the International Property Maintenance Code is amended
30 by the addition of the following:

1 For provisions relating to swimming pool fencing and setbacks see section
2 15.04.030, Longmont municipal code.

3 16.20.180 Section 304.14 replaced--Insect screens.

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

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

9 16.20.190 Section 404.5 deleted--Overcrowding.

10 Section 404.5 and Table 404.5 of the International Property Maintenance
11 Code are deleted in their entirety.

12 16.20.200 Section 503.4 added--Sanitation.

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

15 503.4 Sanitation. In other than dwelling units, floors of toilet rooms shall
16 be finished with a smooth nonabsorbent material that extends upward on the walls
17 at least 5 inches (127mm). Walls within 2 feet (610mm) of the front and sides of
18 urinals and water closets shall be finished with a smooth nonabsorbent material to
19 a height of 4 feet (1219mm).

20 16.20.210 Section 602.2 amended--Residential occupancies.

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

24 16.20.220 Section 602.3--Heat supply, and Section 602.4--occupiable work
25 spaces-amended.

26 Sections 602.3 and 602.4 of the International Property Maintenance Code
27 are amended as follows:

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

29 16.20.230 Section 604.2 amended--Service.

30 Section 604.2 of the International Property Maintenance Code is amended
31 by deleting the reference to “ICC Electrical Code”, and substituting “the adopted

1 electrical code” throughout this chapter.

2 16.20.240 Section 605.4 added--Extension cords.

3 Section 605.4 of the International Property Maintenance Code is amended
4 by the addition of the following:

5 605.4 Extension cords. Extension cords shall not be used for permanent
6 wiring. Extension cords shall not: extend from one room to another; be placed
7 across a doorway; extend through a wall or partition; or be used in any area where
8 such cord may be subject to physical damage.

9 16.20.250 Section 704.2 amended--Installation.

10 Section 704.2 of the International Property Maintenance Code is amended
11 by deleting the reference to “International Fire Code” and replacing with
12 “International Residential Code and International Building Code”.