

First Reading _____
Second Reading _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 15 OF THE LOVELAND MUNICIPAL CODE
AND ADOPTING BY REFERENCE THERETO THE INTERNATIONAL
PROPERTY MAINTENANCE CODE, 2012 EDITION**

WHEREAS, pursuant to Section 4-12 of the Charter of the City of Loveland, the City Council is authorized to adopt, by ordinance, any code by reference in accordance with the procedures established by state law; and

WHEREAS, the City Council has received the recommendation of the Construction Advisory Board recommending the adoption of the International Property Maintenance Code, 2012 Edition, and amendments thereto; and

WHEREAS, The City Council has conducted a public hearing pursuant to Section 31-16-203, C.R.S. concerning the adoption of the International Property Maintenance Code by reference and finds and determines that it is necessary to the health, safety and general welfare of the public that the City regulate conditions hazardous to life and property by the adoption of the International Property Maintenance Code, 2012 Edition, and certain amendments and modifications thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO:

Section 1. Chapter 15.12 of the Loveland Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

Chapter 15.12

PROPERTY MAINTENANCE CODE

Sections:

- 15.12.010 International Property Maintenance Code – Adopted.**
- 15.12.020 Modifications to the International Property Maintenance Code, 2012 Edition.**
- 15.12.030 Violations and penalties.**

Section 15.12.010 – International Property Maintenance Code – Adopted.

The International Property Maintenance Code, 2012 Edition, issued and published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the property maintenance code of the city. This code is a complete code to safeguard life and limb, health, property and public welfare by regulating and

governing the conditions and maintenance of all property, buildings and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and providing for issuance of permits and collection of fees therefore. At least one copy of the International Property Maintenance Code, 2012 Edition, which has been certified by the mayor and city clerk, shall be on file in the office of the city clerk and may be inspected during regular business hours.

Section 15.12.020 - Modifications to International Property Maintenance Code, 2012 Edition.

The International Property Maintenance Code, 2012 Edition, adopted in this chapter, is modified as follows:

A. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of Loveland, hereinafter referred to as “this code” or “property maintenance code.”

B. Section 102.3 is amended to read as follows:

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the current adopted building code. Nothing in this code shall be construed to cancel, modify or set aside any provision of the adopted zoning code.

C. Section 103.2 is deleted in its entirety.

D. Section 103.5 is amended to read as follows:

103.5 Fees. Fees for the administration and enforcement of this code shall be established from time to time by resolution of the City Council.

E. Section 304.14 is amended by inserting the following dates into the brackets of the paragraph:

From: “January 1 to December 31.”

F. 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 unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from January 1 to December 31 to maintain a temperature of not less than 68 degrees F (20 degrees C) in all habitable rooms, bathrooms, and toilet rooms.

G. Section 602.4 is amended by inserting the following dates into the brackets of the paragraph:

From: "January 1 to December 31."

Section 15.12.030 – Violations and penalties.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done contrary to or in violation of any of the provisions of the property maintenance code, as adopted and modified by the city. Any person, firm or corporation violating any of the provisions of the property maintenance code, as adopted and modified by the city, shall be deemed guilty of a misdemeanor, and subject to penalties as set forth in Section 1.12.010 of the code of the city of Loveland.

Section 2. That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has been amended since first reading in which case the Ordinance shall be published in full or the amendments shall be published in full. This Ordinance shall be in full force and effect ten days after its final publication, as provided in City Charter Section 4-8(b).

Signed this _____ day of _____, 2013

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Assistant City Attorney