

## CHAPTER 158

### PROPERTY MAINTENANCE CODE

**158.01 ADOPTION OF PROPERTY MAINTENANCE CODE.** The 2012 Edition of the *International Property Maintenance Code*, published by the International Code Council (ICC), is hereby adopted by reference as the Property Maintenance Code of the City of Jefferson, Iowa, except for such portions as are modified herein, to regulate and govern the conditions and maintenance of all property, buildings and structures; to provide 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; to authorize the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures; and to provide for the issuance of permits and collection of fees therefor. A copy of the *International Property Maintenance Code* is available for public reference in City Hall. The following sections and portions of the 2012 Edition of the *International Property Maintenance Code* are hereby amended, deleted, modified, or added in said code as follows:

1. Section 101.1 – “[Name of Jurisdiction]” shall be replaced with “the City of Jefferson, Iowa.”
2. Section 102.3 - Shall be replaced with “Repairs, additions or alternations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of applicable codes that have been adopted by the City of Jefferson, Iowa and applicable codes under federal or state law.”
3. Section 103.1 – “department of property maintenance inspection” shall be replaced with “Building and Zoning Department”.
4. Section 103.5 – “as indicated in the following schedule [JURISDICTION TO INSERT APPROPRIATE SCHEDULE]” shall be replaced with “as adopted by Resolution.”
5. Section 107.1 - Add the following reference: “For violations which constitute a nuisance defined by Chapter 50 of this Code of Ordinances, notices and procedures shall comply with Chapter 50 of this Code of Ordinances.”
6. Section 108.1 - Add the following reference: “Alternatively, unsafe buildings may be addressed according to Chapter 145 of this Code of Ordinances”.
7. Section 112.4 – “liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars.” shall be replaced with “subject to enforcement procedures applicable to municipal infractions as set forth in Chapter 4 of the Code of Ordinances of Jefferson, Iowa.”

8. Section 302.4 - Subsection 302.4 is amended by deleting said subsection and inserting in lieu thereof the following: “Weeds and plant growth shall be regulated as provided in Chapter 52 of this Code of Ordinances.”
9. Section 304.3 - Subsection 304.3 is amended by deleting said subsection and inserting in lieu thereof the following: “Building numbering shall be regulated as provided in Chapter 150 of this Code of Ordinances.”
10. Section 304.14 – “[DATE] to [DATE]” shall be replaced with “April to October”.
11. Sections 308.1, 308.2 and 308.3 - Add the following references: “Property owners and occupants shall also comply with the requirements of Chapters 51 and 105.”
12. Section 506.1 - Add the following references: “Sewer connections or other on-site private sewage disposal systems shall also comply with Chapters 96, 97 and 98 of this Code of Ordinances.”
13. Section 602.3 – “[DATE] to [DATE]” shall be replaced with “September to May”.
14. Section 602.4 – “[DATE] to [DATE]” shall be replaced with “September to May”.
15. The title “code official” as used throughout the 2012 *International Property Maintenance Code* shall refer to the “Building Inspector/Building and Zoning Official” of the City of Jefferson, Iowa, and such title shall be considered synonymous and may be used interchangeably.

***(Ch. 158 – Ord. 554 – Oct. 16 Supp.)***