

## CHAPTER 5 – BUILDINGS AND BUILDING REGULATIONS

### Section 5-4. International Property Maintenance Code – Adopted and Amended.

(A) A certain document, one copy of which is on file in the City Clerk’s Office of the City of Peoria, being marked and designated as “International Property Maintenance Code, 2015 Edition,” published by the International Code Council is hereby adopted, as amended herein, as the Code for establishing the minimum regulations governing the conditions and maintenance of property, buildings, and structures within the City of Peoria.

(B) The International Property Maintenance Code, 2012 Edition, is amended as follows:

Chapter 1, “Scope and Administration”, is hereby amended as follows:

Note: For reserved sections herein, refer to the Building Code of the City of Peoria Administrative Provisions for these code requirements.

[A] **101.1 Title.** These regulations shall be known as the *International Property maintenance Code of The City of Peoria*, hereinafter referred to as “this code.”

Amend Section 102.3 Application of other codes, by replacing the section in its entirety with the following:

**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 Peoria City Code. Nothing in this code shall be construed to cancel, modify, or set aside any provision of the Peoria City Code.

### **SECTION 103 DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION CODE ENFORCEMENT**

[A] **103.1 General.** ~~The department of property maintenance inspection~~ Code Enforcement is hereby created and the executive official in charge thereof shall be known as the *code official*.

**Section 103.5 Fees.** Deleted in its entirety.

### **SECTION 111, MEANS OF APPEAL - RESERVED**

Chapter 3, “General Requirements”, is hereby amended as follows:

**Section 302.4 Weeds.** *Premises and exterior property* shall be maintained free from weeds or plant growth in excess of six (6) inches. 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.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation,

any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the *owner* or agent responsible for the property.

Amend Section 303, Swimming Pools, Spas and Hot Tubs by replacing it with the following:

**303.1 Swimming pools.** Swimming pools, spas, and hot tubs shall be maintained in a clean and sanitary condition, and in good repair.

**303.2 Enclosures.** Private swimming pools, hot tubs and spas, containing water more than 18 inches (457 mm) in depth shall be completely surrounded by a fence or barrier at least 60 inches (1524 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 (1372 mm) inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. Pool enclosures and barriers, including gates, locks, latches, doors, alarms and any other safety features, including interior child barriers, shall be maintained in safe and good working order at all times.

Amend Section 304.14 Insect Screens, by inserting the dates “January 1” and “December 31” in the first sentence.

Chapter 6, “Mechanical and Electrical Requirements”, is hereby amended as follows:

Delete **SECTION 602 HEATING FACILITIES** in its entirety and replace with the following:

## **SECTION 602 HEATING AND COOLING FACILITIES**

**602.1 Facilities required.** Heating and cooling facilities shall be provided in structures as required by this section.

**602.2 Heating and cooling systems.** Habitable spaces shall be provided with active or passive space-heating and space cooling systems capable of maintaining temperatures between 70° F (21° C) and 90° F (32° C) at a point 3 feet (914 mm) above the floor. The installation of portable space heaters or coolers shall not be used to achieve compliance with this section.

Charter reference(s) -- Adoption by reference, art. VII, § 14.

Cross reference(s) -- Nuisances, Ch. 17

State law reference(s) -- Adoption by reference, A.R.S. § 9-801 et seq.  
(Code 1977 § 8-1-4)  
(Ord. No. 90-33, 8/28/90, 1988 edition adopted)  
(Ord. No. 95-24, 5/2/95, 1994 edition adopted)  
(Ord. No. 98-107, 10/6/98, 1997 edition adopted)

(Ord. No. 02-12, 2/19/02, 2000 international edition adopted) (SUPP 2002-1)  
(Ord. No. 04-22, 5/16/04, Amended) SUPP 2004-2  
(Ord. No. 07-11, 4/17/07, Amended) SUPP 2007-2  
(Ord. No. 2012-08, 5/1/12, Amended)