

## ARTICLE 9 International Property Maintenance Code<sup>1</sup>

### Sec. 18-9-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the energy code of the Town, by reference thereto, The International Property Maintenance Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, The subject matter of the adopted code establishes minimum regulations for property maintenance within the Town for the purpose of protecting the public health, safety and general welfare.

(Ord. No. 5-2019 , § 8, 6-25-19, eff. 8-1-19)

### Sec. 18-9-20. Copy on file.

At least one (1) copy of the International Property Maintenance Code, certified to be a true copy, has been and is now on file in the office of the Town Administrator/Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Administrator/Clerk at a moderate price.

(Ord. No. 5-2019 , § 8, 6-25-19, eff. 8-1-19)

### Sec. 18-9-30. Amendments.

*IPMC Section 101.1* IPMC Section 101.1 (Title) is amended by the addition of the term "Town of Wellington" where indicated.

*IPMC Section 102.3* IPMC Section 102.3 (Application of Other Codes) is amended by the deletion of the last paragraph.

*IPMC Section 103.5* IPMC Section 103.5 (Fees) is deleted in its entirety.

*IPMC Section 111.2* IPMC Section 111.2 (Membership of board) is amended by the deletion this section in its entirety and replaced with the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Board of Appeals."

*IPMC Section 111.2.1* IPMC Section 111.2.1 (Alternate Members) is deleted in its entirety.

*IPMC Section 111.2.2* IPMC Section 111.2.2 (Chairman) is deleted in its entirety.

*IPMC Section 111.2.3* IPMC Section 111.2.3 (Disqualification of member) is deleted in its entirety.

*IPMC Section 111.2.4* IPMC Section 111.2.4 (Secretary) is deleted in its entirety.

*IPMC Section 111.2.5* IPMC Section 111.2.5 (Compensation of members) is deleted in its entirety.

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<sup>1</sup>Editor's note(s)—Ord. No. 5-2019 , § 8, adopted June 25, 2019, effective August 1, 2019, repealed the former Art. 9, §§ 18-9-10—18-9-30, and enacted a new Art. 9 as set out herein. The former Art. 9 pertained to similar subject matter and derived from Ord. No. 1-2013 , § 6, February 12, 2013.

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*IPMC Section 111.3* IPMC Section 111.3 (Notice of Meeting) is deleted in its entirety.

*IPMC Section 111.4* IPMC Section 111.4 (Open Hearing) is deleted in its entirety.

*IPMC Section 302.3* IPMC Section 302.3 (Sidewalks and Driveways) is deleted in its entirety.

*IPMC Section 302.4* IPMC Section 302.4 (Weeds) is deleted in its entirety.

*IPMC Section 302.8* IPMC Section 302.8 (Motor Vehicles) is deleted in its entirety.

*IPMC Section 304.14* IPMC Section 304.14 (Insect Screens) is deleted in its entirety.

*IPMC Section 308* IPMC Section 308 (Rubbish and Garbage) is deleted in its entirety.

*IPMC Section 309* IPMC Section 309 (Pest Elimination) is deleted in its entirety.

*IPMC Section 604.2* IPMC Section 604.2 (Service) is amended by replacing "NFPA 70" with "Electrical Code adopted by the state of Colorado."

(Ord. No. 5-2019 , § 8, 6-25-19, eff. 8-1-19)

### **Sec. 18-9-40. Violations.**

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Building Code or this Chapter.

(Ord. No. 5-2019 , § 8, 6-25-19, eff. 8-1-19)

### **Sec. 18-9-50. Penalties.**

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of the Code or Chapter, shall be subject to penalties as prescribed by law.

(Ord. No. 5-2019 , § 8, 6-25-19, eff. 8-1-19)