

Amendments To The International Property Maintenance Code, 2009 Edition.

IPMC Section 101.1. (TITLE) IS AMENDED BY THE ADDITION OF THE TERM "CITY OF NORTHGLENN" WHERE INDICATED.

IPMC SECTION 101.3. INTENT OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE IS AMENDED AND ADOPTED TO READ AS FOLLOWS:

THIS CODE SHALL BE CONSTRUED TO SECURE ITS EXPRESSED INTENT, WHICH IS TO ENSURE PUBLIC HEALTH, SAFETY AND WELFARE INSOFAR AS THEY ARE AFFECTED BY THE CONTINUED OCCUPANCY AND MAINTENANCE OF STRUCTURES AND PREMISES. EXISTING STRUCTURES AND PREMISES THAT DO NOT COMPLY WITH THESE PROVISIONS SHALL BE ALTERED OR REPAIRED TO PROVIDE A MINIMUM LEVEL OF HEALTH AND SAFETY AS REQUIRED HEREIN. REPAIRS, ALTERATIONS, ADDITIONS TO AND CHANGES IN OCCUPANCY IN EXISTING BUILDINGS SHALL COMPLY WITH THE 2009 INTERNATIONAL EXISTING BUILDING CODE.

IPMC SECTION 103.5 (FEES)

SEE IBC SECTION 109.2. "SCHEDULE OF PERMIT FEES"

IPMC SECTION 106.4. (VIOLATION PENALTIES) IS AMENDED AND ADOPTED TO READ AS FOLLOWS:

1. IT SHALL BE UNLAWFUL FOR ANY PERSON TO VIOLATE ANY OF THE PROVISIONS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION, AS ADOPTED, OR THE PROVISIONS OF THIS ORDINANCE.
2. ANY VIOLATION OF THE PROVISIONS OF THIS ORDINANCE AND ANY VIOLATION OF ANY OF THE PROVISIONS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION, AS ADOPTED, SHALL, UPON CONVICTION, BE PUNISHABLE AS PROVIDED IN SECTION 1-1-10(a)(2) OF NORTHGLENN MUNICIPAL CODE.
3. EACH AND EVERY DAY ON WHICH ANY VIOLATION OF THE ORDINANCES OF THE CITY, OR THE RULES AND REGULATIONS ADOPTED PURSUANT TO SUCH ORDINANCES, IS COMMITTED, EXISTS OR CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE.

IPMC SECTION 111. (MEANS OF APPEAL), IS AMENDED BY DELETING THE SECTION IN ITS ENTIRETY AND REPLACING IT WITH THE FOLLOWING:

IPMC SECTION 111 (“BOARD OF ADJUSTMENT”)

111.1 GENERAL

APPEALS OF ORDERS, DECISIONS OR DETERMINATIONS MADE BY THE BUILDING OFFICIAL RELATIVE TO THE APPLICATION AND INTERPRETATION OF THIS CODE MAY BE MADE TO THE NORTHGLENN BOARD OF ADJUSTMENT. APPEALS SHALL BE IN ACCORDANCE WITH SECTION 11-42-5 OF THE NORTHGLENN ZONING ORDINANCE.

IPMC SECTION 302.4. (WEEDS), IS DELETED IN ITS ENTIRETY.

IPMC SECTION 304.14. (INSECT SCREENS), IS AMENDED AND ADOPTED TO READ AS FOLLOWS:

EVERY DOOR, WINDOW AND OTHER OUTSIDE OPENING REQUIRED FOR VENTILATION OF HABITABLE ROOMS, FOOD PREPARATION AREAS, FOOD SERVICE AREAS OR ANY AREAS WHERE PRODUCTS TO BE INCLUDED OR UTILIZED IN FOOD FOR HUMAN CONSUMPTION ARE PROCESSED, MANUFACTURED, PACKAGED OR STORED, SHALL BE SUPPLIED WITH APPROVED TIGHTLY FITTING SCREENS OF NOT LESS THAN 16 MESH PER INCH (16 MESH PER 25 MM), AND EVERY SWINGING SCREENED DOOR SHALL HAVE A SELF-CLOSING DEVICE IN GOOD WORKING CONDITION.

EXCEPTION: SCREENS SHALL NOT BE REQUIRED WHERE OTHER APPROVED MEANS, SUCH AS AIR CURTAINS OR INSECT REPELLENT FANS, ARE EMPLOYED.

IPMC SECTION 602.3. (HEAT SUPPLY), IS AMENDED AND ADOPTED TO READ AS FOLLOWS:

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, IS REQUIRED TO FURNISH HEAT TO THE OCCUPANTS THEREOF SHALL SUPPLY HEAT TO MAINTAIN A TEMPERATURE OF NOT LESS THAN 68°F (20°C) IN ALL HABITABLE ROOMS, BATHROOMS AND TOILET ROOMS.

EXCEPTION: WHEN THE OUTDOOR TEMPERATURE IS BELOW THE WINTER OUTDOOR DESIGN TEMPERATURE FOR THE CITY, MAINTENANCE OF THE MINIMUM ROOM TEMPERATURE SHALL NOT BE REQUIRED, PROVIDED THAT

THE HEATING SYSTEM IS OPERATING AT ITS FULL DESIGN CAPACITY. THE WINTER OUTDOOR DESIGN TEMPERATURE FOR THE LOCALITY SHALL BE AS INDICATED IN APPENDIX D OF THE INTERNATIONAL PLUMBING CODE.

IPMC SECTION 602.4. (OCCUPIABLE WORK SPACE), IS AMENDED AND ADOPTED TO READ AS FOLLOWS:

INDOOR OCCUPIABLE WORK SPACES SHALL BE SUPPLIED WITH HEAT TO MAINTAIN A TEMPERATURE OF NOT LESS THAN 65°F (18°C)

EXCEPTIONS:

1. PROCESSING, STORAGE AND OPERATION AREAS THAT REQUIRE COOLING OR SPECIAL TEMPERATURE CONDITIONS.
2. AREAS IN WHICH PERSONS ARE PRIMARILY ENGAGED IN VIGOROUS PHYSICAL ACTIVITIES.

IPMC SECTION 604.2 (SERVICE), IS AMENDED AND ADOPTED TO READ AS FOLLOWS:

THE SIZE AND USAGE OF APPLIANCES AND EQUIPMENT SHALL SERVE AS A BASIS FOR DETERMINING THE NEED FOR ADDITIONAL FACILITIES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE. DWELLING UNITS SHALL BE SERVED BY A THREE-WIRE, 120/240 VOLT, AND SINGLEPHASE ELECTRICAL SERVICE HAVING A RATING OF NOT LESS THAN 60 AMPERES.