

**EXHIBIT A**  
**AMENDMENTS TO THE 2012 EDITION OF**  
**THE INTERNATIONAL PROPERTY MAINTENANCE CODE**

**CHAPTER 1**  
**ADMINISTRATION**

**101.1 Title.** Insert the City of Reno at [NAME OF JURISDICTION]. Add to end of paragraph: Reference to the Reno Municipal Code hereinafter referred to as the RMC.

**102.3 Application of other codes.** Replace [*International Building Code, International Fuel Gas Code, International Mechanical Code and the ICC Electrical Code*] with relative construction codes adopted under Title 14 of the RMC. Replace the International Zoning Code with Title 18 of the RMC.

**SECTION 103 DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION**

Deleted in its entirety.

**SECTION 104** add new section:

**Section 104.8 Liability.** The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties.

Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of property maintenance inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

**Section 106.2 Notice of violation.** Delete section

**Section 106.3 Prosecution of violation.** Delete section

**Section 106.4 Violation penalties.** Delete section and add:

Any person violating any of the provisions of this chapter is subject to the following:

(a) Any person in violation of any of the provisions of this code:

(1) Upon conviction, shall be guilty of a misdemeanor and punished as provided in RMC section 1.04.010; or

(2) Shall be subject to the provisions of RMC Chapter 1.05.

- (b) The application of the above penalty referenced provisions shall not preclude the enforced removal of prohibited conditions, or the closing of the place in which the prohibited conditions exist.
- (c) The enforced removal of prohibited conditions or the closing of the place in which the prohibited conditions exist shall not preclude the application of the above penalty referenced provisions.

**Section 106.5 Abatement of violation.** - Delete section

**SECTION 107 NOTICE AND ORDERS** - Delete section.

**Section 108.3 Notice.** Delete [with Section 107.3] at the end of the first sentence and replace with RMC Chapter 1.05. Delete the last sentence.

**Section 109.5 Costs of emergency repairs.** Delete section

**Section 109.6 Hearing.** Delete section

**Section 110.2 Notices and orders.** Delete [Section 107]; replace with RMC Chapter 1.05.

**SECTION 111 MEANS OF APPEAL** - Delete in its entirety

**Section 202 General Definitions.** Insert the following definitions:

**Major Overhaul.** Major overhaul includes but is not limited to, any work that requires the entire vehicle to be elevated up off the ground, engine/transmission rebuilding, body work, painting, repairs requiring more than one day, or repairs performed on multiple vehicles not belonging to the residents of the property. Minor routine and periodic maintenance such as an oil change, a tire repair, fluid replacements, shall not constitute major overhaul. Replacement of minor auto parts that exceed the one day maximum may be classified as major overhaul activity.

**Outside storage.** The placing, keeping, using, maintaining or leaving of items customarily associated with the residential use of a dwelling, including, but not limited to: machinery, clothing, firewood, vehicle parts and tires, construction or demolition debris, indoor upholstered furniture, shopping carts, or other similar personal property or fixtures in unenclosed structures or areas exposed to precipitation.

**Unenclosed Structure.** An area not totally surrounded with a combination of walls, windows, doors, floor and roof, such as: carports, garages with no doors, porches, decks, patios, rooftops and balconies.

**Section 302.4 Weeds.** Replace [jurisdiction to insert height in inches] with 8 inches in height. Delete the second paragraph.

**Section 302.8 Motor vehicles.** Delete [other regulations], add RMC Chapter 8.22., add sentence to Exception:

When such structure or enclosed area (i.e., garage) does not exist, such work may be performed behind a solid 6-foot fence not visible from any property line by persons standing at ground level.

Add new section to Section 302 Exterior Property Areas

**Section 302.10 Maintenance of premises.**

All properties shall be maintained free of the following conditions:

1. Clotheslines or similar clothes drying devices and clothing or household fabrics hung, dried, or aired in any location which is visible from a public street.
2. Unenclosed structures utilized for the storage of household items, except furniture designed for outdoor use; barbecues; and planters including plant racks and stands.
3. Outside storage, except furniture designed for outdoor use, barbecues, and plants including plant racks and stands. Firewood shall be exempt as long as it is neatly stacked, and not intended for sale or distribution.

**Section 304.14 Insect screens.** Delete [During the period from (DATE) to (DATE)].

**Section 307.1.1 Garbage facilities.** - Delete section

**Section 307.3.2 Containers.** - Delete section

Add new section to Chapter 3:

**Section 310 VACANT OR ABANDONED STRUCTURES**

**310.1 General.** A vacant or abandoned structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

**310.2 Structure security.** All doors, windows, hatchways or other openings shall be secured to prevent an unauthorized entry. If at any time the structure becomes unsecured, the code official shall order the owner of any premises upon which the structure is located to board up all openings in accordance with the requirements of Appendix A Boarding Standard.

**310.3 Emergency repairs.** Unsecured vacant or abandoned structures are a danger to the community and when applicable will be subject to the Summary Abatement process as provided in RMC Chapter 1.05. For the purposes of this section, the Code Official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

**Section 403.3 Cooking facilities.** Exceptions 2. Delete [and microwave ovens]

**Section 505.1 General.** Delete [International Plumbing Code] and add applicable construction codes as adopted under Title 14 of the RMC.

**Section 602.2 Residential occupancies.** Insert period after toilet rooms. Delete [based on the winter outdoor design temperature for the locality indicated in Appendix D of the International

Plumbing Code]. Delete [Exception: In areas where the average monthly temperature is above 30°F (−1°C), a minimum temperature of 65°F (18°C) shall be maintained.]

**Section 602.3 Heat Supply.** Delete [during the period from (DATE) to (DATE)]  
Delete Exceptions: [1. When the outdoor temperature is below the winter outdoor design temperature of the locality, 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.]

**Section 602.4 Occupiable work spaces.** Delete [during the period from (DATE) to (DATE)]

**Section 604.2 Service.** Delete [ICC Electrical Code] and add applicable construction codes as adopted under Title 14 of the RMC.

**Section 604.3 Electrical system hazards.** Add at the end of the paragraph:  
Electrical systems using Edison-base type fuses for overcurrent protection shall be required to replace all Edison base type fuses with an appropriately rated Type S fuse.

**APPENDIX**  
THE FOLLOWING CHAPTERS ARE ADOPTED:  
APPENDIX A