

EXHIBIT A
AMENDMENTS TO THE 2024 EDITION OF
THE INTERNATIONAL PROPERTY MAINTENANCE CODE

GENERAL

Any reference to the following codes shall be amended to reference the corresponding section of Reni Municipal Code (“RMC”):

Delete	Add
International Building Code	<u>RMC Sec. 14.04.050</u>
International Existing Building Code	<u>RMC Sec. 14.04.010</u>
International Energy Conservation Code	<u>RMC Sec. 14.04.130</u>
International Fire Code	<u>RMC Sec. 16.01.012</u>
International Fuel Gas Code	<u>RMC Sec. 14.04.110</u>
International Mechanical Code	<u>RMC Sec. 14.04.105</u>
International Residential Code	<u>RMC Sec. 14.04.100</u>
International Plumbing Code	<u>RMC Sec. 14.04.120</u>
NFPA 70	<u>RMC Sec. 14.04.125</u>
International Zoning Code	<u>RMC Title 18</u>

CHAPTER 1 - SCOPE AND ADMINISTRATION

SECTION 101—SCOPE AND GENERAL REQUIREMENTS

- Amend Section 101.1 to read as follows:

101.1 Title. These regulations shall be known as the *Property Maintenance Code* of **[NAME OF JURISDICTION]** the City of Reno, here-in after referred to as “this code.”

SECTION 103—CODE COMPLIANCE AGENCY

- Delete Section 103 in its entirety; refer to Reno Municipal Code (“RMC”) Chapter 1.05.

SECTION 104—FEES

- Delete Section 104 in its entirety; refer to the City of Reno adopted fee schedule.

SECTION 105—DUTIES AND POWERS OF THE CODE OFFICIAL

- Delete Sections 105.6.5 Fees; refer to the City of Reno adopted fee schedule. Delete 105.7 Liability in its entirety.

106—MEANS OF APPEALS

- Delete Section 106 in its entirety; refer to RMC Chapter 1.05.

107—VIOLATIONS

- *Delete Sections 107.2 Notice of Violation and 107.3 Prosecution of Violation; refer to RMC Chapter 1.05.*
- *Amend Section 107.4 as follows:*

~~**107.4 Violation penalties.** Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

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

- (a) Any person in violation of any of any provisions of this code:
 - (1) Upon conviction, shall be guilty of a misdemeanor and punished as provided in Reno Municipal Code Sec. 1.04.010; or
 - (2) Shall be subject to the provisions of Reno Municipal Code 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.

- *Delete Section 107.5 Abatement of violation; refer to RMC Chapter 1.05.*

108—STOP WORK ORDER

- *Delete Section 108 in its entirety; refer to RMC Title 14.*

109—UNSAFE STRUCTURES AND EQUIPMENT

- *Delete Section 109.4 Notice and all subsections; refer to RMC Chapter 1.05.*
- *Add Section 109.10.*

109.10 Vacant or Abandoned Structures. 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.

109.10.1 Structure security. All doors, windows, hatchways, or other openings shall be secured in such a manner to prevent 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 Standards.

109.10.2 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.

110—EMERGENCY MEASURES

- *Delete Sections 110.5 Costs of Emergency Repairs and 110.06 Hearing; refer to RMC Chapter 1.05.*

111—DEMOLITION

- *Delete Sections 111.2 Notices and Orders and 111.3 Failure to Comply; refer to RMC Chapter 1.05.*

CHAPTER 2 – DEFINITIONS

SECTION 202—GENERAL DEFINITIONS

- *Add 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, bodywork, 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 unclosed 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.

CHAPTER 3 – GENERAL REQUIREMENTS

SECTION 302—EXTERIOR PROPERTY AREAS

- *Amend Section 302.4 to read as follows:*

302.4 Weeds. *Premises and exterior property* shall be maintained free from weeds or plant growth in excess of ~~[JURISDICTION TO INSERT HEIGHT IN INCHES]~~ eight (8) 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 107.3 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 costs of such removal shall be paid by the *owner* or agent responsible for the property.

- *Amend Section 302.8 to read as follows:*

302.8 Motor vehicles and watercraft. Except as provided for in ~~other regulations RMC Chapter 8.22~~, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any *premises*, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a *structure* or similarly enclosed area designed and *approved* for such purposes. When such structure or enclosed area (e.g., garage) does not exist, such work may be performed behind a solid six (6) foot fence not visible from any property line by persons standing at ground level.

- *Add Section 302.10:*

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 plants 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—EXTERIOR STRUCTURE

- *Amend Section 304.14 to read as follows:*

304.14 Insect screens. ~~During the period from [DATE] to [DATE], e~~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 minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control 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.

- Amend Section 304.15 to read as follows:

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door by means of a deadbolt lock. Locks on means of egress doors shall be in accordance with Section 702.3.

SECTION 308—RUBBISH AND GARBAGE

- Delete Sections 308.2.1 Rubbish storage facilities, 308.3.1 Garbage facilities, and 308.3.2 Containers.

CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION 602—HEATING FACILITIES

- Amend Section 602.2 to read as follows:

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms* ~~based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code~~. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

~~**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.~~

- Amend Section 602.3 to read as follows:

602.3 Heat supply. Every *owner* and *operator* of any building who rents, leases or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat ~~during the period from [DATE] to [DATE]~~ to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*.

Exceptions:

- ~~1. When the outdoor temperature is below the winter outdoor design temperature for 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.~~

~~2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.~~

- Amend Section 602.4 to read as follows:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat ~~during the period from [DATE] to [DATE]~~ to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

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.

CHAPTER 7 – FIRE SAFETY REQUIREMENTS

SECTION 704—FIRE PROTECTION SYSTEMS

- Delete Sections 704.1 Inspection, testing and maintenance; 704.2 Standards; 704.3 Systems out of service; 704.4 Removal of or tampering with equipment; 704.5 Fire department connection; and subsection 704.6.4 Smoke detection system. Refer to RMC Sec. 16.01.012.

APPENDIX

THE FOLLOWING CHAPTERS ARE ADOPTED:

APPENDIX A - BOARDING STANDARD