

**FIRST READING: January 21, 2020**

**SECOND READING: December 22, 2020**

**ORDINANCE NO. 6373**

**AN ORDINANCE REPEALING AND REENACTING CHAPTER 15.12 OF THE  
LOVELAND MUNICIPAL CODE AND ADOPTING BY REFERENCE THE  
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION**

**WHEREAS**, pursuant to Section 4-12 of the Charter of the City of Loveland, the City Council is authorized to adopt, by ordinance, any code by reference in accordance with the procedures established by state law; and

**WHEREAS**, the Construction Advisory Board has recommended that City Council adopt the 2018 Edition of the International Property Maintenance Code (the “2018 IPMC”), and amendments thereto; and

**WHEREAS**, the City Council has conducted a public hearing pursuant to C.R.S. §31-16-203 concerning the adoption of the 2018 IPMC by reference and finds and determines that it is necessary to the health, safety and general welfare of the public that the City regulate conditions hazardous to life and property by the adoption of the 2018 IPMC, and certain amendments and modifications thereto.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO:**

**Section 1.** Chapter 15.12 of the Loveland Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

**15.12.010 – International Property Maintenance Code, 2018 Edition– Adopted.**

The International Property Maintenance Code, 2018 Edition, issued and published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, including Appendix A is hereby adopted by reference as the property maintenance code of the City. This code is a complete code to safeguard life and limb, health, property and public welfare by regulating and governing the conditions and maintenance of all property, buildings and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and providing for issuance of permits and collection of fees therefore. At least one copy of the International Property Maintenance Code, 2018 Edition, which has been certified by the Mayor and City Clerk, shall be on file in the office of the City Clerk and may be inspected during regular business hours.

#### **15.12.020 – Modifications to International Property Maintenance Code, 2018 Edition.**

The International Property Maintenance Code, 2018 Edition, adopted in this chapter, is modified as follows:

- A. Section 101.1 – Title - is amended to read as follows:

These regulations shall be known as the Property Maintenance Code of the City of Loveland, hereinafter referred to as “this code” or “property maintenance code.”

- B. Section 102.3 – Application of other codes - is amended to read as follows:

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the currently adopted building and fire codes. Nothing in this code shall be construed to cancel, modify or set aside any provision of the adopted zoning code.

- C. Section 103 – Department of property maintenance inspection - is deleted in its entirety.

- D. Section 104 – Duties and powers of the code official – is amended by addition of a new section 104.7 to read as follows:

**104.7 Fees.** Fees for the administration and enforcement of this code shall be established from time to time by resolution of the City Council.

- E. Section 106 – Violations – is deleted in its entirety.

- F. Section 107 – Notices and Orders – is deleted in its entirety.

- G. Section 111 – Means of appeal - is deleted in its entirety.

- F. Section 112 – Stop work order - is deleted in its entirety.

- G. Section 302.4 – Weeds - is deleted in its entirety.

- H. Section 304.14 – Insect screens - is amended by inserting the following dates into the brackets of the paragraph:

From: “January 1 to December 31.”

- I. Section 602.3 – Heat supply - is amended 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, to furnish heat to the occupants thereof shall supply heat during the period from January 1 to December 31 to maintain a temperature of not less than 68 degrees F (20 degrees C) in all habitable rooms, bathrooms, and toilet rooms.

- J. Section 602.4 – Occupiable work spaces - is amended by inserting the following dates into the brackets of the paragraph:

From: “January 1 to December 31.”

#### **15.12.030 Violations and penalties.**

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building

or structure in the City or cause the same to be done contrary to or in violation of any of the provisions of the property maintenance code, as adopted and modified by the City. Any person, firm or corporation violating any of the provisions of the property maintenance code, as adopted and modified by the City, shall be deemed guilty of a misdemeanor, and subject to penalties as set forth in Section 1.12.010 of the Loveland Municipal Code.

**Section 2.** That if any section, subsection, or portion of this ordinance is, for any reason, held to be unconstitutional or invalid for any reason, such decision shall not affect that validity of the remaining portions of this ordinance. City Council hereby declares that it would have passed this ordinance, and each section, subsection, and portion hereof, regardless of whether any one or more sections, subsections, or portions may be declared unconstitutional or invalid.

**Section 3.** That nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, liability incurred, or cause of action acquired or existing under any ordinance hereby repealed, nor shall any legal right or remedy of any character be impaired by this ordinance.

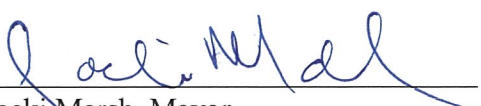
**Section 4.** That the City Clerk shall cause to be published twice in a newspaper of general circulation within the City, once at least fifteen days preceding the public hearing, and once at least eight days preceding the public hearing, the following notice:

Public notice is hereby given that at 6:00 p.m. on February 4, 2020 in the City Council Chambers, City Hall, 500 East Third Street, Loveland, Colorado, the Loveland City Council will consider on second reading an Ordinance Repealing and Reenacting Chapter 15.12 and Adopting by Reference the International Property Maintenance Code, 2018 Edition. A public hearing shall be held prior to said consideration. Copies of the above-referenced International Property Maintenance Code, 2018 Edition and any codes adopted by reference within the code are on file with the Loveland City Clerk and are open to public inspection.

**Section 5.** That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has been amended since first reading in which case the Ordinance shall be published in full or the amendments shall be published in full. This Ordinance shall be in full force and effect ten days after its final publication, as provided in City Charter Section 4-8(b).

ADOPTED this 22<sup>nd</sup> day of December, 2020.

**CITY OF LOVELAND, COLORADO:**

  
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Jacki Marsh, Mayor

ATTEST:

Hannah Hill  
Hannah Hill, Acting City Clerk



APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney

Ordinance 6373

I, Hannah Hill, Acting City Clerk of the City of Loveland, Colorado, hereby certify that the above and foregoing Ordinance was introduced at a regular (or special) meeting of the City Council, held on January 21, 2020 and was initially published in the Loveland Daily Reporter-Herald, a newspaper published within the city limits, in full on January 25, 2020 and by title except for parts thereof which were amended after such initial publication which parts were published in full in said newspaper on December 26, 2020.

Hannah Hill  
Acting City Clerk



Effective Date: January 5, 2021