

City of San Luis – Amendments to: 2018 International Property Maintenance Code.

The following amendments, additions, and deletions are hereby made to the 2018 International Property Maintenance Code, as adopted by this subchapter. Paragraph, section numbers refer to the 2018 International Property Maintenance Code edition number system. Code reference not amended in this section shall be enforced as published in the reference document.

(A) Section [A] 101.1 Title. Amend to read, “These regulations shall be known as the *International Property Maintenance Code* of the City of San Luis, hereinafter referred to as ‘this code’.”

(B) Section [A] 302.3 Application of other codes. Amend “*International Fire Code*” in first sentence to “current adopted fire code.” Amend “*International Zoning Code*” in last sentence to “*City of San Luis Zoning Code*.” Add to end of section, “Substitute ‘current adopted fire code’ throughout this code for the term ‘*International Fire Code*’.”

(C) Section [A] 103.1 General. Amend to read, “The Planning and Zoning Department, Building Safety Division is hereby created and the executive official in charge thereof shall be known as the *building official*.”

(D) “[A] 103.1.1. Amend all sections of this code to substitute ‘*building official*’ for the term ‘*code official*.’”

(E) Section [A] 106.3 Prosecution of violation. Amend first sentence to read, “Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a class 1 misdemeanor as described in this ordinance.”

(F) Section [A] 106.4 Violation penalties. Amend to read, “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 and shall be subject to the penalty and fine described in this ordinance. Each day that a violation continues after due notice has been served shall be deemed a separate offense”

(G) Section [A] 111.2 Membership of the board. Amend to read, “The membership of the Residential Board of Appeals, as prescribed in the San Luis City Code, will be the Board of Appeals for Residential appeals (one-and two-family dwellings). And for Commercial appeals.”

(H) Delete the following sections in their entirety:

Section [A] 111.2.1 Alternate members

Section [A] 111.2.2 Chairman

Section [A] 111.2.3 Disqualification of member

Section [A] 111.2.4 Secretary

Section [A] 111.2.5 Compensation of members

Section [A] 111.3 Notice of Meeting

Section [A] 111.4 Open Hearing

Section [A] 111.4.1 Procedure

Section [A] 111.5 Postponed hearing
Section [A] 111.6 Board decision
Section [A] 111.6.1 Records and copies
Section [A] 111.6.2 Administration

(I) Section [A] 112.2 Issuance. Insert the following between the first and second sentences, “In absence of anyone present on site, the order shall be conspicuously posted on the *premises*.”

(J) Section [A] 112.4 Failure to comply. Amend to read, “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine as described in this ordinance.”

(K) Section 302.4 Weeds. Amend first sentence to read, “All *premises* and *exterior property* shall be maintained free from weeds or plant growth not properly controlled.”

(L) Section 303.2 Enclosures. Amend first sentence to read, “All swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 60 inches (1524 mm) in height above the finished ground level measured on the side of the barrier away from the pool.”

(M) Section 304.14 Insect Screens. Delete section in its entirety

(N) Table 404.5 – Minimum Area Requirements. Add exception as footnote “c” to table:

“c. **Exception.** The minimum area requirements do not apply to immediate family members. Immediate family is defined to include parent or grandparent (including in-law and step); child or grandchild (including adopted, foster, step or legal ward) regardless of age; sibling (including in-law, step, half) and spouse.”

(O) Section 602.2 Residential Occupancies. Amend last sentence to read, “Cooking appliances shall not be used, nor shall any portable space heaters be used, as a means to provide required heating.”

(P) Section 602.3 Heat Supply. Amend first sentence to read, “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 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*.”

(Q) Section 602.4 Occupiable work spaces. Amend first sentence to read, “Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.”

(R) CHAPTER 8 REFERENCED STANDARDS. Delete reference to ICC IZC-18 International Zoning Code.

(S) Replace APPENDIX A as follows:

“APPENDIX A CITY OF SAN LUIS BOARDING REQUIREMENTS

A101 GENERAL

A101.1 General. All windows and doors shall be boarded in an *approved* manner to prevent entry by unauthorized persons.

A102 MATERIALS

A102.1 Boarding sheet material. Boarding sheet material shall be minimum 3/16-inch (4.76 mm) thick polycarbonate clear board panels.

A102.2 Boarding framing material. Boarding framing material shall be the clear boarding bracing system (polyethylene) minimum 1-inch (25.4 mm) thick.

A102.3 Boarding fasteners.

Option 1 - Boarding fasteners shall be minimum 3/8-inch (9.5 mm) diameter carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the *International Building Code*.

Option 2 - Boarding fasteners shall be minimum #8 Torx screw, minimum 2-inch (51 mm) long, alternating every 6 inches (152 mm) on center into existing 2-inch nominal king stud or trimmer (if king studs do not exist, nominal 2x material shall be added around opening.).

A103 INSTALLATION

A103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and Sections A103.2 through A103.5.

A103.2 Boarding sheet material. The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

A103.3 Windows.

Option 1. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches (152 mm) minimum above the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.

Option 2. Boarding material can overlap door opening to be secured with screws to the existing king stud and trimmer. Boarding sheet material shall be secured with screws (min. #8 Torx screw) alternating every 6 inches (152 mm) on center.

A103.4 Door walls.

Option 1 - The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical

members at a maximum of 24 inches (610 mm) on center. Blocking shall also be secured at a maximum of 48 inches (1219 mm) on center vertically.

Option 2 - Boarding material can overlap door opening to be secured with screws to the existing king stud and trimmer. Boarding sheet material shall be secured with screws (min #8 Torx screw) alternating every 6 inches (152 mm) on center.

A103.5 Doors. Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an *approved* manner.

A104 REFERENCED STANDARD

IBC—18 International Building Code A102.1, A102.2, A102.3”