



Amendments to the 2012 International Property Maintenance Code

Ordinance 02013-13  
Adoption Date = April 3, 2013  
Effective Date = July 1, 2013

**AMENDMENTS TO:**  
**CHAPTER 1 – Scope & Administration**

**Section [A] 101.1 Title.** Amend to read, "These regulations shall be known as the *International Property Maintenance Code* of City of Yuma, hereinafter referred to as '**this code**'."

**Section [A] 102.3 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 Yuma Zoning Code*."

**Section [A] 103.1 General.** Amend to read, "The Department of Community Development, Building Safety Division, is hereby created and the executive official in charge thereof shall be known as the *building official*."

Create new section, "[A] 103.1.1. Amend all sections of this code to substitute '*building official*' for the term '*code official*'."

**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 Section 3 of this ordinance."

**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"

**Section [A] 111.2 Membership of the board.** Amend to read, "The membership of the Residential Advisory Board, as prescribed in Section 150-175 of the Yuma City Code, will be the board of appeals for residential appeals (one-and two-family dwellings). The membership of the Building Advisory Board, as prescribed in Section 150-016 of the Yuma City Code, will be the board of appeals for commercial appeals."

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

**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*."

**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."

**AMENDMENTS TO:**  
**CHAPTER 3 – General Requirements**

**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."

**Section 302.8 Motor vehicles.** Amend to read, "**Section 302.8 Inoperable motor vehicles.** Any vehicle or motor vehicle that cannot be legally operated, that is disassembled, dismantled, or partially dismantled, that is incapable of being propelled under its own power, or that is not currently licensed or able to be licensed, and is kept or allowed to remain upon any property in the City in such a manner so as to be visible from beyond the boundary of the lot are prohibited. Painting of vehicle is prohibited unless conducted inside an *approved spray booth*. These provisions shall not apply to any inoperable vehicle stored on private property within the City if the vehicle:

- a. Is lawfully enclosed within a *structure*;
- b. Is completely covered with an opaque car cover specifically designed and sold for such use;
- c. Is a vehicle registered and licensed to a resident of the property and is undergoing repair, and that the total period during which the vehicle is inoperable did not exceed 15 days;
- d. Is completely enclosed by any fence, wall or barrier, not less than five feet in height, constructed of opaque materials without openings, holes or gaps other than gates or doors which shall also be constructed of opaque material. If the inoperable vehicle is located in the rear yard of the property then the fence, wall or barrier need not be constructed of opaque material as long as said vehicle is completely covered by an opaque car cover specifically designed and sold for such use; or
- e. Is a legally established use on such property."

**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."

**Section 303.2 Enclosures.** Add second exception to section:

"2. Above ground pools with 48" (1219 mm) high walls with removable ladder."

**Section 304.14 Insect Screens.** Delete section in its entirety

**AMENDMENTS TO:**  
**CHAPTER 4 – Light, Ventilation and Occupancy Limitations**

**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."

**AMENDMENTS TO:**  
**CHAPTER 6 – Mechanical and Electrical Requirements**

**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."

**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*."

**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."

**AMENDMENTS TO:**  
**CHAPTER 7 – Fire Safety Requirements**

**Section [F] 702.1 General.** Amend last sentence to read, "Means of egress shall comply with the adopted fire code."

**Section (F) 702.2 Aisles.** Amend to read, "The required width of aisles shall comply with the adopted fire code and shall be unobstructed."

**Section [F] 703.3 Locked doors.** Amend to read, "All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms with the adopted fire code."

**AMENDMENTS TO:**  
**CHAPTER 8 – Referenced Standards**

Delete reference to ICC IZC-12 International Zoning Code.

**AMENDMENTS TO:**  
**Appendix A – Boarding Standard**

Adopted by Reference.

**Section A103.1, Boarding Installation.** Add to end of section, "Boarding materials shall be painted to match the exterior of the building."