

Ordinance No. 6002

**AN ORDINANCE TO AMEND CHAPTER 15.14 OF THE RAPID CITY MUNICIPAL CODE TO ADOPT THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE**

WHEREAS, in Chapter 15.14 of the Rapid City Municipal Code, the City of Rapid City has adopted the 2009 edition of the International Property Maintenance Code; and

WHEREAS, the City now wishes to adopt the 2012 edition of the International Property Maintenance Code; and

WHEREAS, the City wishes to retain those the additional requirements it adopted for the 2009 edition of the International Property Maintenance Code and apply them to the 2012 edition;

WHEREAS, the Common Council desires to amend R.C.M.C. Chapter 15.14 to adopt the 2012 edition of the International Property Maintenance Code and to incorporate additional requirements to some sections of that Code.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City, that Chapter 15.14 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

**CHAPTER 15.14: INTERNATIONAL PROPERTY MAINTENANCE CODE**

- 15.14.010 Adoption.
- 15.14.020 IPMC Chapter 1–Deleted in part and replaced in part.
- 15.14.030 IPMC Chapter 1, Section 101.1 Title–Amended.
- 15.14.040 IPMC Chapter 1, Section 101.3 Intent–Amended.
- 15.14.050 IPMC Chapter 1, Section 102.3 Application of other codes–Amended.
- 15.14.060 IPMC Chapter 2, Section 201.3 Terms defined in other codes–Amended.
- 15.14.070 IPMC Chapter 3, Section 302.4 Weeds–Deleted.
- 15.14.080 IPMC Chapter 3, Section 302.8 Motor vehicles–Deleted.
- 15.14.090 IPMC Chapter 3, Section 303 Swimming pools, spas and hot tubs–Deleted.
- ~~15.14.100 IPMC Chapter 3, Section 304.1 General–Amended.~~
- 15.14.110 IPMC Chapter 3, Section 304.7 Roofs and drainage–Amended.
- 15.14.110 IPMC Chapter 3, Section 304.13 Window, skylight and door frames—Amended.
- 15.14.120 IPMC Chapter 3, Section 304.14 Insect screens–Amended.
- 15.14.130 IPMC Chapter 3, Section 304.18 Building security–Amended.
- 15.14.140 IPMC Chapter 3, Section 305.1 General–Amended.
- 15.14.150 IPMC Chapter 3, Section 306.1.1 Unsafe conditions—Amended.
- ~~15.14.150~~160 IPMC Chapter 3, Section 308 Rubbish and garbage–Deleted.
- ~~15.14.160~~170 IPMC Chapter 3, Section 309.3 Single occupant–Deleted.
- ~~15.14.170~~180 IPMC Chapter 3, Section 309.4 Multiple occupancy–Deleted.
- ~~15.14.180~~190 IPMC Chapter 3, Section 309.5 Occupant–Deleted.
- ~~15.14.190~~200 IPMC Chapter 5, Section 501.1 Scope–Amended.
- ~~15.14.200~~210 IPMC Chapter 5, Section 502.5 Public toilet facilities–Amended.
- ~~15.14.210~~220 IPMC Chapter 5, Section 505.1 General–Amended.

- 15.14.220230 IPMC Chapter 6, Section 601.1 Scope—Amended.
- 15.14.240 IPMC Chapter 6, Section 602.2 Residential occupancies—Amended.
- 15.14.250 IPMC Chapter 6, Section 602.3 Heat supply—Amended.

**15.14.010 Adoption.**

There is adopted by the city for the purpose of prescribing regulations for the practical safeguarding of persons and property from hazards arising from housing, and for the removal of blighted structure in population areas, that certain code recommended by the International Code Council known as the International Property Maintenance Code, ~~2009~~2012 edition, specifically Chapters 1 through 8 thereof. A copy of the same is on file in the office of the City Building Official.

**15.14.020 IPMC Chapter 1—Deleted in part and replaced in part.**

The following sections of IPMC Chapter 1 are hereby deleted and replaced with comparable provisions found in Chapter 15.04 Administration of the Rapid City Municipal Code.

<u>Section 103 Department of Property Maintenance Inspection</u>
Section 104 Duties and powers of the code official
Section 105 Approval
Section 106 Violations
Section 111 Means of appeal
Section 112 Stop work order

**15.14.030 IPMC Chapter 1, Section 101.1 Title—Amended.**

IPMC Chapter 1, Section 101.1, Title, is hereby amended to read in its entirety as follows:

**~~SECTION 101~~**

**~~GENERAL~~**

**101.1 Title.** These regulations shall be known as the International Property Maintenance Code of the City of Rapid City, hereinafter referred to as “this code.”

**15.14.040 IPMC Chapter 1, Section 101.3 Intent—Amended.**

IPMC Chapter 1, Section 101.3, Intent, is hereby amended to read in its entirety as follows:

**101.3 Intent.** This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and

maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the International Building Code and the International Residential Code.

**15.14.050 IPMC Chapter 1, Section 102.3 Application of other codes–Amended.**

IPMC Chapter 1, Section 102.3, Application of other codes, is hereby amended to read in its entirety as follows:

**~~SECTION 102~~**

**~~APPLICABILITY~~**

**102.3 Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, Rapid City Municipal Code, and the current codes adopted by the City of Rapid City for Residential Contracting, Plumbing, Electrical, Fuel Gas, and Mechanical.

**15.14.060 IPMC Chapter 2, Section 201.3 Terms defined in other codes–Amended.**

IPMC Chapter 2, Section 201.3, Terms defined in other codes, is hereby amended to read in its entirety as follows:

**~~SECTION 201~~**

**~~GENERAL~~**

**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, Rapid City Municipal Code, and the current codes adopted by the City of Rapid City for Residential Contracting, Plumbing, Electrical, Fuel Gas, and Mechanical, such terms shall have the meanings ascribed to them as stated in those codes.

**15.14.070 IPMC Chapter 3, Section 302.4 Weeds–Deleted.**

IPMC Chapter 3, Section 302.4, Weeds, is hereby deleted in its entirety.

**~~SECTION 302~~**

**~~EXTERIOR PROPERTY AREAS~~**

**15.14.080 IPMC Chapter 3, Section 302.8 Motor vehicles–Deleted.**

IPMC Chapter 3, Section 302.8, Motor vehicles, is hereby deleted in its entirety.

## **SECTION 302**

### **~~EXTERIOR PROPERTY AREAS~~**

#### **15.14.090 IPMC Chapter 3, Section 303 Swimming pools, spas and hot tubs–Deleted.**

IPMC Chapter 3, Section 303, Swimming pools, spas and hot tubs, is hereby deleted in its entirety.

## **SECTION 303**

### **~~SWIMMING POOLS, SPAS AND HOT TUBS~~**

#### **~~15.14.100 IPMC Chapter 3, Section 304.1 General Amended.~~**

~~—IPMC Chapter 3, Section 304.1, General, is hereby amended to read as follows:~~

## **SECTION 304**

### **~~EXTERIOR STRUCTURE~~**

~~—304.1 General. The exterior of a 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.~~

~~—304.1.1 Unsafe conditions.~~

#### **15.14.110100 IPMC Chapter 3, Section 304.7 Roofs and drainage–Amended.**

IPMC Chapter 3, Section 304.7, Roofs and drainage, is hereby amended to read in its entirety as follows:

**304.7 Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Roofs and reroofing shall comply with the International Building Code Chapter 15 or the International Residential Code Chapter 9.

#### **15.14.110 IPMC Chapter 3, Section 304.13 Window, skylight and door frames—Amended.**

IPMC Chapter 3, Section 304.13, Window, skylight and door frames, is hereby amended to read in its entirety as follows:

**304.13 Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

**304.13.1 Glazing.** All glazing materials shall be maintained free from cracks and holes.

**304.13.2 Openable windows.** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

**304.13.3 Garage doors and frames.** Every garage door and frame shall be kept in a sound condition, good repair and weather tight. Garage doors shall be easily openable and shall be capable of being held in open position by door hardware.

**304.13.4 Garage doors.** Garage doors shall be readily opened and closed. Garage doors shall be equipped so as to secure the unit(s) from unauthorized entry.

**15.14.120 IPMC Chapter 3, Section 304.14 Insect screens—Amended.**

IPMC Chapter 3, Section 304.14, Insect screens, is hereby amended to read in its entirety as follows:

**304.14 Insect screens.** During the period from May 1 to October 1, 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 not less than 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.

**15.14.130 IPMC Chapter 3, Section 304.18 Building security—Amended.**

IPMC Chapter 3, Section 304.18, Building security, is hereby amended to read in its entirety as follows:

**304.18 Building security.** Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within as in compliance with Section 702.3.

**15.14.140 IPMC Chapter 3, Section 305.1 General—Amended.**

IPMC Chapter 3, Section 305.1, General, is hereby amended to read in its entirety as follows:

**SECTION 305**

**INTERIOR STRUCTURE**

**305.1 General.** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

**15.14.150 IPMC Chapter 3, Section 306.1.1 Unsafe conditions—Amended.**

IPMC Chapter 3, Section 3.6.1.1 Unsafe conditions is hereby amended to omit the reference to the International Existing Building Code.

**~~15.14.150~~160 IPMC Chapter 3, Section 308 Rubbish and garbage—Deleted.**

IPMC Chapter 3, Section 308, Rubbish and garbage, is hereby deleted in its entirety.

**~~SECTION 308~~**

**~~RUBBISH AND GARBAGE~~**

**~~15.14.160~~170 IPMC Chapter 3, Section 309.3 Single occupant—Deleted.**

IPMC Chapter 3, Section 309.3, Single occupant, is hereby deleted in its entirety.

**~~SECTION 309~~**

**~~PEST ELIMINATION~~**

**~~15.14.170~~180 IPMC Chapter 3, Section 309.4 Multiple occupancy—Deleted.**

IPMC Chapter 3, Section 309.4, Multiple occupancy, is hereby deleted in its entirety.

**~~15.14.180~~190 IPMC Chapter 3, Section 309.5 Occupant—Deleted.**

IPMC Chapter 3, Section 309.5, Occupant, is hereby deleted in its entirety.

**~~15.14.190~~200 IPMC Chapter 5, Section 501.1 Scope—Amended.**

IPMC Chapter 5, Section 501.1, Scope, is hereby amended to read in its entirety as follows:

**~~SECTION 501~~**

**~~GENERAL~~**

**501.1 Scope.** Plumbing facilities and fixture requirements shall be governed by the current plumbing codes adopted by the South Dakota State Plumbing Commission with revisions and the City of Rapid City.

**15.14.200210 IPMC Chapter 5, Section 502.5 Public toilet facilities–Amended.**

IPMC Chapter 5, Section 502.5, Public toilet facilities, is hereby amended to read in its entirety as follows:

**~~[P]~~ SECTION 502**

**~~REQUIRED FACILITIES~~**

**502.5 Public toilet facilities.** Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the current codes adopted by the City of Rapid City for Plumbing. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.

**15.14.210220 IPMC Chapter 5, Section 505.1 General–Amended.**

IPMC Chapter 5, Section 505.1, General, is hereby amended to read in its entirety as follows:

**~~SECTION 505~~**

**~~WATER SYSTEM~~**

**505.1 General.** Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the current codes adopted by the City of Rapid City for Plumbing.

**15.14.220230 IPMC Chapter 6, Section 601.1 Scope–Amended.**

IPMC Chapter 6, Section 601.1, Scope, is hereby amended to read in its entirety as follows:

**~~SECTION 601~~**

**~~GENERAL~~**

**601.1 Scope.** Mechanical, electrical and plumbing requirements will be governed by the current mechanical, fuel gas, electrical and plumbing codes adopted by the City of Rapid City.

**15.14.240 IPMC Chapter 6, Section 602.2 Residential occupancies–Amended.**

IPMC Chapter 6, Section 602.2, Residential occupancies, is hereby amended to read in its entirety 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. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

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.

**15.14.250 IPMC Chapter 6, Section 602.3 Heat supply—Amended.**

IPMC Chapter 6, Section 602.3, Heat supply, is hereby amended to read in its entirety 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 October 1 to May 1 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

CITY OF RAPID CITY

\_\_\_\_\_  
Mayor

ATTEST

\_\_\_\_\_  
Finance Officer

(seal)

First Reading:  
Second Reading:  
Published:  
Effective: