

ORDINANCE NO. 1467

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF GRINNELL, IOWA BY AMENDING PROVISIONS PERTAINING TO PROPERTY MAINTENANCE CODE

BE IT ENACTED by the City Council of the City of Grinnell, Iowa:

SECTION 1. SECTION MODIFIED. Chapter 160.01 and 02 of the Code of Ordinances of the City of Grinnell, Iowa, is repealed and the following adopted in lieu thereof:

160.01 ADOPTION OF PROPERTY MAINTENANCE CODE

160.01 Amended as follows:

International Property Maintenance Code, 2015 Edition

160.02 Amended as follows:

Chapter 1:

Section 103.2: Revise to: The Code Official shall be appointed by the City Manager, and shall follow the guidelines identified in Section 155.04 of the City of Grinnell Code of Ordinances.

Section 103.5: Revise to: Fees shall be set by resolution passed by the City Council of the City of Grinnell, and the fee schedule shall be posted on the City website and available on file in the office of the City Clerk.

Section 111.2, 111.2.2, 111.2.4: Delete: Amendment from 2010.

Section 112.4: Revise to: "...shall be liable to a fine of not less than \$100 for the first offense, \$250 for the second, and \$500 for each repeat offense."

Chapter 2: Add the Following Terms and Definitions:

For the purpose of this chapter, certain terms and words are defined. Words used in the present tense shall include the future; the singular shall include the plural, and the plural the singular; and the word "shall" is mandatory, the word "may" is permissive:

Abate: To end a nuisance, emergency, or nonconformance.

Animal: A living organism other than a human being.

Attic: Any story situated, wholly or partly, within the roof and so designed, arranged, or built to be used for business, storage, or habitation.

Appurtenance: That which is directly or indirectly connected or accessory to a structure.

Revise Basement to: A portion or story of a building next to or below the first or main floor, which may or may not be considered habitable space. The portion of a building that is partly or completely below grade.

Crawlspace: An underfloor space that is not a basement and is not habitable space.

Central heating system: A system supplying heat to one or more dwelling unit(s) or more than one rooming unit.

Communal: Used or shared by or intended to be used or shared by the occupants of two or more rooming units or two or more dwelling units.

Condominium: A dwelling unit in compliance or conformance with the requirements of the code of Iowa chap. 499B.

Cooperative: A dwelling unit that is in compliance or conformance with the requirements of chap. 499A

Court: An open, unoccupied space, other than a yard, on the same lot with a building and which is bordered on two or more sides by the building.

Dormitory: Any dwelling where group sleeping accommodations are provided for persons not members of the same family groups in which several large rooms or a series of closely associated rooms under joint occupancy and single management of a College or other higher education institution.

Dwelling: Any building or structure which is wholly or partly used or intended to be used for living or sleeping by human occupants and includes any appurtenances attached thereto.

Exit: A continuous and unobstructed means of egress to a public way and shall include intervening doors, doorways, corridors, exterior balconies, ramps, stairways, horizontal exits, exit passageways, exit courts, walkways, sidewalks and yards.

Extermination: The control and elimination of insects, rodents or other pests by eliminating their harborage places, by removing or making inaccessible materials that may serve as their food; by poisoning, spraying, fumigating, trapping or by any other approved pest elimination methods.
Letter of Compliance: A document issued by a inspector, stating the premises have been inspected and found to be in compliance with this chapter of the date of inspection.

Multiple Dwelling: Any structure containing more than two (2) dwelling units.

Permit: A certificate certifying that the unit for which it is issued is in compliance with the applicable provisions of this chapter.

Sanitary: Relating to the conditions that affect hygiene and health, especially the supply of sewage facilities and clean drinking water.

Supplied: Paid for, furnished by, provided by or under the control of the owner or operator.

Temporary Permit: A certificate certifying that the unit for which it is issued is not in compliance with the applicable provisions of this chapter and which certifies that the unit for which it is issued may be occupied for a time specified in said certificate pending the completion of the necessary improvements needed to bring it into compliance.

Temporary Permit: A certificate certifying that the unit for which it is issued is not in compliance with the applicable provisions of this chapter and which certifies that the unit for which it is issued may be occupied for a time specified in said certificate pending the completion of the necessary improvements needed to bring it into compliance

Chapter 3

SECTION 302.4. Modify to: No grass, weed, or volunteer tree or bush shall exceed 8 inches.

SECTION 303.2: Modify to: 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. Insert: Five (5) feet in height and at least four (4) feet from each side of the pool. Such fence shall be constructed sufficiently strong and of such structural design as to make the pool inaccessible to small children.

Chapter 5

SECTION 504.1: Add: All plumbing fixtures and devices shall be installed per the 2015 Uniform Plumbing Code.

Chapter 6

SECTION 602.3: Add: tenants shall be given control of such heating facilities unless an agreement between the tenant(s) and owner(s) is in place.

Section 605.5: Temporary or portable power producing apparatus', including generators, are prohibited from being used to provide the main source of electricity of any structure(s) except when being used as a back-up source of electricity during severe weather events or other similar emergencies and situations.

Chapter 7: Create Section 705: Carbon Monoxide Alarms

SECTION 705.1 General: Carbon monoxide alarms shall comply with section 705.

705.1.1: Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

SECTION 705.2 Where Required: carbon monoxide alarms shall be supplied in all rental units that contain either or both of the following:

1. The dwelling unit contains a fuel-fired appliance, or can, in any way, be effected by a fuel-fire appliance in the building.
2. The dwelling unit has an attached garage.

SECTION 705.3 Location: Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located

within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

SECTION 705.4 Combination alarms: Combination alarms shall be permitted.

SECTION 705.5 Carbon monoxide detection systems: Carbon monoxide detection systems shall be permitted and shall comply with NFPA 720. The location of detectors shall be the same as required in Section 705.3.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the 20th day of May, 2019 and approved this 20th day of May, 2019



Dan F. Agnew, Mayor



Attest: - _____
P. Kay Cmelik, City Clerk

First Reading:	Monday, April 15, 2019	Vote: 6-0.
Second Reading:	Monday, May 6, 2019	Vote: 6-0
Third Reading:	Monday, May 20, 2019	Vote: 6-0

I certify that the foregoing was published as Ordinance No. 1467 on the 30th day of May, 2019.



P. Kay Cmelik, City Clerk