

CHAPTER 5 – BUILDINGS AND BUILDING REGULATIONS

Section 5-4. International Property Maintenance Code – Adopted and Amended.

(A) A certain document, one copy of which is on file in the City Clerk’s Office of the City of Peoria, being marked and designated as “International Property Maintenance Code, 2012 Edition,” published by the International Code Council is hereby adopted, as amended herein, as the Code for establishing the minimum regulations governing the conditions and maintenance of property, buildings, and structures within the City of Peoria.

(B) The International Property Maintenance Code, 2012 Edition, is amended as follows:

Chapter 1, “Scope and Administration”, is hereby amended as follows:

Amend Section 101.1 Title, by inserting the words “City of Peoria” as the name of the jurisdiction.

Amend Section 102.3 Application of other codes, by replacing the section in its entirety with the following:

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 Peoria City Code. Nothing in this code shall be construed to cancel, modify, or set aside any provision of the Peoria City Code.

Amend Section 103.5 Schedule of fees by deleting it in its entirety.

Amend Section 111, Means of Appeal, by deleting Sections 111.2 through 111.8.

Chapter 3, “General Requirements”, is hereby amended as follows:

Amend Section 302.4 Weeds, by inserting “six (6) inches” in the first sentence.

Amend Section 303, Swimming Pools, Spas and Hot Tubs by replacing it with the following:

303.1 Swimming pools. Swimming pools, spas, and hot tubs shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 18 inches (457 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. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 (1372 mm) inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an

CHAPTER 5 – BUILDINGS AND BUILDING REGULATIONS

open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. Pool enclosures and barriers, including gates, locks, latches, doors, alarms and any other safety features, including interior child barriers, shall be maintained in safe and good working order at all times.

Amend Section 304.14 Insect Screens, by inserting the dates “January 1” and “December 31” in the first sentence.

Chapter 6, “Mechanical and Electrical Requirements”, is hereby amended as follows:

Amend Section 602.3 Heat supply, by inserting the dates “January 1” and “December 31” in the first sentence.

Amend Section 602.4 Occupiable work spaces, by inserting the dates “January 1” and “December 31” in the first sentence.

Charter reference(s) -- Adoption by reference, art. VII, § 14.

Cross reference(s) -- Nuisances, Ch. 17.

State law reference(s) -- Adoption by reference, A.R.S. § 9-801 et seq.

(Code 1977 § 8-1-4)

(Ord. No. 90-33, 8/28/90, 1988 edition adopted)

(Ord. No. 95-24, 5/2/95, 1994 edition adopted)

(Ord. No. 98-107, 10/6/98, 1997 edition adopted)

(Ord. No. 02-12, 2/19/02, 2000 international edition adopted) (SUPP 2002-1)

(Ord. No. 04-22, 5/16/04, Amended) SUPP 2004-2

(Ord. No. 07-11, 4/17/07, Amended) SUPP 2007-2

(Ord. No. 2012-08, 5/1/12, Amended) SUPP 2012-2