

**SIGNIFICANT CHANGES:
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE**

- **Section 102.3 APPLICATION OF OTHER CODES:** The International Fire Code, International Energy Conservation Code, International Residential Code, International Plumbing Code and NFPA 70 were added to the this section.
- **Section 102.7.1 CONFLICTS:** New section resolves the conflicts between provisions of this code and reference standards, the provisions of this code shall apply.
- **Section 102.7.2 PROVISIONS IN REFERENCED CODES AND STANDARDS:** New section specifically resolves the conflict between reference codes or standards. This code shall take precedence over the provisions in the reference code and standards.
- **Section 201.3 TERMS DEFINED IN THE OTHER CODES:** The International Existing Building Code, International Fuel Gas Code and the International Residential Codes were added to this section.
- **Section 304.15 DOORS:** Added wording to include operator systems if provided.
- **Section 304.19 GATES:** New section that establishes guidelines for exterior gates and existing hardware.
- **CHAPTER 4 LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS:** New illustrations were added throughout the chapter that enables the inspectors to accurately calculate the space needed for compliance.
- **Section 404.5 OVERCROWDING:** Redefines overcrowding and adds a table that gives the minimum amount of occupants per square feet.
- **Section 404.5.1 SLEEPING AREA:** New section that gives the minimum occupancy area required for a sleeping area in table 404.5.
- **Section 404.5.2 COMBINED SPACES:** New section gives the requirements for combined living spaces within the living room/dining area.
- **Section 605.2 RECEPTACLES:** All receptacles outlets shall have appropriate faceplate cover for the location.
- **Section 605.3 LUMINAIRES:** Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall have at least one electric luminaire. Pool and spa over 15 V shall have ground fault circuit interrupter protection.
- **Section 605.4 WIRING:** Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

Sec. 13-103. - Amendments to the 2003 International Property Maintenance Code.

The 2003 International Property Maintenance Code as adopted in section 13-0, is amended as follows:

(1) *101.1 Title*, shall read:

101.1 "Title" This regulation article shall be known as the Property Maintenance Code of the City of Peoria hereinafter referred to as "this code."

(2) *Section 106.3, Prosecution of violation*, shall be deleted in its entirety.

(3) *Section 106.4, Violation Penalties*, shall be deleted in its entirety.

(4) *Section 111.0, Means of Appeals*, shall be deleted in its entirety.

(5) *Section 202.0, Definitions; Rubbish*, shall read as follows:

Rubbish: Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, household furniture such as sofas, stuffed chairs and mattresses when found on the exterior of the property, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

(6) *Section-301.2, Responsibility*, shall read:

"Responsibility. The Owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in Section 307.0 and 308.0 and in Sections 13-37 and 13-39 of the Property Maintenance Code of the City of Peoria.

(7) *Section 302.1 Sanitation*, shall be deleted in its entirety.

(8) *Section 302.5 Rodent Harborage*, shall read as follows:

"Rodent Harborage." All structures and exterior property shall be kept free from rodent harborage and infestation. All exterior wood, construction materials or other stored items shall be stored in a rodent proof manner such as elevating the materials 12 inches above the earth, enclosing the materials in rodent proof containers, utilizing an extermination process or other approved methods. Where rats are found, they shall be properly exterminated by approved processes, which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

(9) *Section 307.1 Accumulation of rubbish and garbage*, shall read as follows:

"Accumulation of rubbish and garbage." All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish and garbage. The owner and/or occupant of a single-family structure shall have the responsibility to maintain the premises free from litter.

(10) *Section 307.2.1 Rubbish Storage Facilities*, shall read as follows:

"Rubbish Storage Facilities." The owner of every two-family and multiple-family premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

(11) *Section 307.3.1 Garbage Facilities*, shall read as follows:

"Garbage Facilities." The owner of every two-family and multiple family dwelling shall supply one of the following: an approved mechanical waste grinder in each dwelling unit; an

approved incinerator unit in the structure available to the occupants in each dwelling unit or an approved leakproof, covered, outside garbage container.

(Ord. No. 14473, § 1, 3-24-98; Ord. No. 15812, § 2 7-19-05)

Sec. 5-126. - Amendments to the 2003 International Property Maintenance Code.

The 2003 International Property Maintenance Code as adopted in section 5-125, is amended as follows:

- (1) *Section 101.1, Title*, is amended to read as follows:
101.1 "Title." This article shall be known as the Property Maintenance Code of the City of Peoria hereinafter referred to as "this code."
- (2) *Sections 103.1, 103.2, 103.3 and 103.5* are deleted in their entirety.
- (3) *Section 104.1, General*, shall read:
This code official shall enforce all of the provisions of this code except the Fire Marshal or his designee shall enforce Section 704.0 FIRE PROTECTION SYSTEMS.
- (4) *Section 106.3, Prosecution of violation*, shall be deleted in its entirety.
- (5) *Section 106.4, Violation penalties*, is hereby amended to read as follows:
106.4, Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof shall, upon conviction thereof, be subject to a fine of not more than \$500.00. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
- (6) *Section 107.5, Transfer of ownership*, is hereby amended to read as follows:
107.5 Transfer of ownership: It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provision of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility with condition for making the corrections or repairs required by such compliance order or notice of violation. This requirement shall not preclude any person from seeking a variance or an appeal pursuant to the other sections of this code.
- (7) *Section 110.0, Demolition*, shall be deleted in its entirety.
- (8) *Section 111.0, Means of Appeal*, shall be deleted in its entirety.
- (9) *Section 201.3 Terms defined in other codes* shall read as follows:
201.3 Terms as defined in other codes: Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, International Zoning Code, State of Illinois Plumbing Code, International Mechanical Code, International Existing Building code or the National Electric Code, such terms shall have the meanings ascribed to them as in those codes.
- (10) *Section 202, General Definitions, Habitable space*, shall read:
Habitable space: Space in a residential structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces
- (11) *Section 301.2, Responsibility*, shall read:

Responsibility. The Owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in Sections 307.0 and 308.0 and in sections 13-37 and 13-39 of the Property Maintenance Code of the City of Peoria.

(12) *Section 302.1, Sanitation*, shall be deleted in its entirety.

(13) *Section 302.7, Accessory Structures*, shall read:

Accessory Structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. They shall be free of insects and rodents. The exterior of each accessory structure shall be weather resistant. All fences on the premises shall be constructed of manufactured metal fencing material, wood, masonry, or other inert material. Such fences shall be maintained by the owner. Wood materials shall be protected against decay. Wherever any required egress doorway from a building opens into a fenced area, there shall be a means of entrance and exit from the premises to the nearest public way.

(14) *Section 304.5, Foundation, Walls*, shall read:

Foundation Walls. All foundation walls shall be maintained structurally safe and sound and free from open cracks and breaks in such a condition so as to prevent the entry of rodents.

(15) *Section 304.12, Handrails and guards*, shall read:

Except in single-family residential dwellings built prior to 1972, every exterior and interior flight of stairs having more than four risers, and every open portion of a stair landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) nor more than 42 inches (1067 mm) high, measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, ramp or other walking surface. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

(16) *Section 501.1.2, Plumbing*, shall read:

Plumbing. Where any conflict exists between the Illinois State Plumbing Code and Property Maintenance Code the more stringent shall apply.

(17) *Section 602.4, Occupiable work spaces*, shall read:

Occupiable work spaces: Indoor occupiable work spaces shall be supplied with heat during the period from September 15th to May 15th to maintain a temperature of not less than 65 degrees (18 degrees C.) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.
3. Warehousing or similar facilities.

(18) *Section 604.2 Service* shall read as follows:

604.2 Service: The size and usage of appliances and equipment shall serve as a basis for

determining the need for additional facilities in accordance with the National Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

(19) *Section 704.1.1 Enforcement*, shall read:

The Fire Marshall or his designee shall enforce all of the provisions of Section 704.0 FIRE PREVENTION SYSTEMS in accordance with Chapter 11 of the Peoria City Code.

(20) Article 16, sections 16.9, 16.10, and 16.11 of the Zoning Ordinance, Appendix B of the Code of the City of Peoria pertaining to screening are hereby incorporated into the Property Maintenance Code.

(21) Article 17, sections 17.10 and 17.15 of the Zoning Ordinance, Appendix B of the Code of the City of Peoria pertaining to signage are hereby incorporated in their entirety into the Property Maintenance Code.

(Ord. No. 14471, § 1, 3-24-98; Ord. No. 14475, § 1, 4-7-98; Ord. No. 15812, § 1, 7-19-05; Ord. No. 16837, § 1, 6-26-12)