

INTERNATIONAL PROPERTY MAINTENANCE CODE

§ 150.20 ADOPTION.

The International Property Maintenance Code, 2018 Edition, as published by the International Code Council, is adopted by reference in its entirety except as amended in this subchapter.

(Prior Code, § 4-4-1)

§ 150.21 APPLICATION.

The provisions of this subchapter shall apply to all existing residential and non-residential structures and all existing premises.

(Prior Code, § 4-4-2)

§ 150.22 AMENDMENTS.

The International Property Maintenance Code, 2018 Edition, is adopted with the following amendments.

Section 102.1 Title. Amended to read: These regulations shall be known as the Property Maintenance code of the City of Monticello, hereinafter referred to as "this code."

Section 102.1 General. Amended to read: The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in Section 101. Where, in a specific case, different sections of this code specify different requirements, or if there is a conflict between the requirements of this code and other ordinances of the city, the most restrictive shall govern.

Section 102.3 Application of other codes. Amended to read: Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Minnesota State Building Code. Nothing in this code shall be construed to cancel, modify or set aside any provision of the City of Monticello Code of Ordinances.

Section 202.7 Referenced codes and standards. Amended to read: The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the most restrictive shall apply.

Section 103.2 Appointment. Amended to read: The Chief Building Official shall serve as the "code official".

Section 103.5 Fees. Amended to read: The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the City of Monticello Fee Schedule Ordinance.

Section 107.2 Form. Subpart 5. Deleted.

Section 107.2 Form. Subpart 6. Deleted.

Section 112.6.3 Limitations of authority. Amended by adding new section to read: The board of appeals shall have no authority to waive fire and life safety requirements or to approve a condition that would create a violation of the Minnesota State Building Code.

Section 201.3 Terms defined in other codes. Amended to read: Where terms are not defined in this code and are defined in the Minnesota State Building Code or elsewhere in the City of Monticello Ordinances, such terms shall have the meanings ascribed to them as stated in those codes.

Section 202 General definitions. Amended by adding: Junk Vehicle: A vehicle without a valid current license, or without a valid current registration (if applicable), or which is apparently inoperable located outside an enclosed building in a

residential area including, but not limited to, automobiles, trucks, motorcycles, snowmobiles, trailers, all-terrain vehicles and watercraft.

Inoperative Motor Vehicle. Deleted.

Section 302.4 Weeds. Amended to read: All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches in height. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with § 91.04 of the Monticello City Ordinances.

Section 302.8 Motor vehicles. Amended to read: except as provided in other regulations, no junk vehicle shall be parked, kept or stored on any premises unless within a totally enclosed structure. No vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled. Spray painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception. Any vehicle is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes. Automotive maintenance and repair shall be limited to the owners/occupants who reside at that address.

Section 304.14 Insect screens. Amended to read: During the period from April 1 to October 31, every door, window and other outside opening in a commercial establishment 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 and every screen door used for insect control shall have a self-closing device in good working condition. Screens used for insect control must be maintained in good condition, securely held in place, and free from holes or tears.

Exception. Deleted.

Section 304.15.1 Landings. Amended by adding new section to read: Exterior doors, other than storm doors, must swing over a floor or landing of at least the width of the door opening, extending from the threshold for a distance of at least equal to the door width, and must not be more than eight inches below the height of the door threshold.

Section 305.7 Food preparation. Amended by adding new section to read: All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

Section 308.1 Infestation. Amended by adding: Once exterminated, all carcasses, offal material, fecal matter, etc. must be removed and all surfaces and materials shall be cleaned and sanitized at the direction of the code official.

Section 308.2 Owner. Amended by adding: The owner is also responsible for maintaining the exterior envelope of the structure by sealing or repairing all defects, cracks, gaps, holes and other openings in the foundation and/or other building materials that may allow pests to enter the structure.

Section 401.3 Alternative devices. Amended to read: in lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the Minnesota State Building Code shall be permitted.

Section 404.4.1 Room area. Amended to read: Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof. Every living room shall comply with Table 404.5.

Section 404.5 Overcrowding. Amended to read: Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5. The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants.

**Table 404.5
Minimum Area Requirements**

Space	Minimum Area in Square Feet		

	1-2 Occupants	3-5 Occupants	6 or More Occupants
Living room ^{1,2}	No requirements	120	150
Dining room ^{1,2}	No requirements	80	100
Kitchen ²	50	50	60
Bedrooms	Shall comply with. Section 404.4.1		
Notes:			
1. See Section 404.5.2 for combined living room/dining room spaces.			
2. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.			

Section 404.5.1 Sleeping area. Amended by adding new section to read: The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.

Section 404.5.2 Combined spaces. Amended by adding new section to read: Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

Section 505.1 General. Amended by replacing "International Plumbing Code" with "Minnesota State Plumbing Code."

Section 602.2 Residential occupancies. Amended to read: Dwellings shall be provided with heating facilities capable of maintaining a minimum room temperature of 68° F in all habitable rooms, bathrooms and toilet rooms when the outdoor temperature is -20° F or warmer. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

Exception: Deleted.

Section 602.3 Heat supply. Amended 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 during the period from September 1 to May 31 to maintain a temperature of not less than 68° F in all habitable rooms, bathrooms, and toilet rooms.

Exceptions:

1. When the outdoor temperature is below -20° F, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity.
2. Deleted.

Section 602.4 Occupiable work spaces. Deleted.

Section 603.1.1 Appliance testing. Amended by adding new section to read: Central heating appliances shall be tested by a licensed mechanical contractor to verify that the appliance is in a safe working condition when evidence of malfunction, corrosion, deterioration or excessive interior carbon monoxide is suspected.

Section 603.2 Removal of combustion products. Amended to read: All fuel-burning equipment and appliances intended for heating shall be connected to an approved chimney or vent to the exterior of the structure.

Section 604.2 Service. Amended by replacing "ICC Electrical Code" with "Minnesota State Electrical Code."

Section 702.1 General. Amended by replacing "International Fire Code" with "Minnesota State Fire Code."

Section 702.2 Aisles. Amended by replacing "International Fire Code" with "Minnesota State Fire Code."

Section 702.3 Locked doors. Amended by replacing "International Building Code" with "Minnesota State Building Code."

Section 704.1 General. Amended to read: All systems, devices and equipment to detect a fire, actuate an alarm, or

suppress or control a fire or any combination thereof shall be installed and maintained in an operable condition at all times in accordance with the Minnesota State Building Code.

Section 704.2 Smoke alarms. Amended by replacing "International Fire Code" with "Minnesota State Fire Code."

Chapter 8 ICC references. All references to the International Building, Fire, Fuel Gas, Mechanical, Plumbing, and Electrical Codes shall mean the applicable chapters of the Minnesota State Building Code. All references to the International Zoning Code shall mean the applicable chapters of the City of Monticello Zoning Code.

(Prior Code, § 4-4-3) (Ord. 464, passed 7-23-2007)