

## Exhibit XX

### Chapter 15.05

#### INTERNATIONAL PROPERTY MAINTENANCE CODE

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##### **15.05.010 International Property Maintenance Code adopted.**

The 2015 Edition of the International Property Maintenance Code as published by the International Code Council is hereby adopted with the following modifications.

##### **15.05.020 Title.**

These regulations shall be known as the property maintenance code of the city of Langley, hereinafter referred to as "this chapter."

##### **15.05.030 Conflicts.**

When conflicts occur between International Property Maintenance Code and the City of Langley Municipal Code, the Langley Municipal Code requirements shall govern.

**15.05.040 Code enforcement.**

The International Property Maintenance Code shall be administered and enforced by the City Building Official.

**15.05.050 Fees.**

The fee provisions of the International Property Maintenance Code (Sec.103.5) are not adopted.

**15.05.060 Prosecution of violation.**

Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a civil infraction in accordance with LMC Chapter 1.14, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this chapter or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

**15.05.070 Penalties.**

Penalties for noncompliance with orders and notices shall be as set forth in LMC Chapter 1.15.

**15.05.080 Terms defined in other codes.**

Where terms are not defined in the International Property Maintenance Code but are defined in the International Building Code, International Residential Code, International Mechanical Code, International Fire Code, Uniform Plumbing Code, or the National Electrical Code, such terms shall have the meanings ascribed to them as in those codes.

**15.05.090 Weeds.**

The weed provisions of the International Property Maintenance Code (Sec. 302.4) are not adopted.

**15.05.100 Motor vehicles.**

The motor vehicle provisions of the International Property Maintenance Code (Sec. 302.8) are not adopted.

**15.05.110 Insect screens.**

The insect screen provisions of the International Property Maintenance Code (Sec. 304.14) are not adopted.

**15.05.120 Doors.**

The door provisions of the International Property Maintenance Code (Sec. 304.15) are not adopted.

**15.05.130 Refrigerators.**

Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises. (Sec. 308.2.2)

#### **15.05.140 Plumbing fixtures.**

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 Uniform Plumbing Code. (Sec. 505.1)

#### **15.05.150 Water heating facilities.**

Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees Fahrenheit (43 degrees Celsius) nor shall the temperature be set higher than the maximum allowed by federal, state or local law. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters. (Sec. 505.4)

#### **15.05.160 Residential occupancies.**

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit (20 degrees Celsius) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section. (Sec. 602.2)

#### **15.05.170 Occupiable workspaces.**

Indoor occupiable workspaces shall be supplied with means to provide heat to maintain a temperature of not less than 65 degrees Fahrenheit (18 degrees Celsius) during the period the spaces are occupied with the following exceptions:

- A. Processing, storage and operation areas that require cooling or special temperature conditions; and
- B. Areas in which persons are primarily engaged in vigorous physical activities. (Sec. 602.4)

#### **15.05.180 Electrical facilities.**

The electrical facility provisions of the International Property Maintenance Code are not adopted. (Sec. 604)

#### **15.05.190 Fire protection systems.**

The fire protection provisions of the International Property Maintenance Code are not adopted. (Sec. 704)

#### **15.05.200 Drug Properties and Structures**

It is hereby declared that any building, structure and/or associated property wherein or upon which the manufacture, distribution, production or storage of illegal drugs or the precursors to create illegal drugs has taken place in a manner which could endanger the public, such building, structure and/or associated property is not only a dangerous property but is also of a classification of property calling for the special procedures set forth in this section. The code official is authorized to abate such dangerous buildings,

structures and/or associated properties in accordance with the dangerous building procedures set forth in such code, with the following modifications:

1. Due to public safety hazard in drug-production facilities, the utilities shall be disconnected;
2. Building(s) and structures will be inspected to determine compliance with all city ordinances and codes;
3. Building(s) and any entry gates to the property will be secured against entry.
4. No reconnection of utilities or re-occupancy of the building(s), structures or property shall be allowed until all violations have been remedied and all dangerous conditions abated to the satisfaction of the code official and a notice of release for re-occupancy has been received from the Island County Health District.

#### **15.05.210 City Performance of work of demolition or repair, and recovery of costs**

If the owner or party in interest, following exhaustion of the rights to appeal, fails to comply with the final order to repair, alter, improve, vacate, close, remove, or demolish the dwelling, building, structure, or premises, the building official may direct or cause such dwelling, building, structure, or premises to be repaired, altered, improved, vacated, and closed, removed, or demolished. The amount of the cost of such repairs, alterations or improvements; or vacating and closing; or removal or demolition by the building official, shall be assessed against the real property upon which such cost was incurred unless such amount is previously paid. Upon certification by the city of the assessment amount being due and owing, the county treasurer shall enter the amount of such assessment upon the tax rolls against the property for the current year and the same shall become a part of the general taxes for that year to be collected at the same time and with interest at such rates and in such manner as provided for in RCW 84.56.020, as now or hereafter amended, for delinquent taxes, and when collected to be deposited to the credit of the general fund of the city. If the dwelling, building, structure, or premises is removed or demolished by the building official, the building official shall, if possible, sell the materials of the dwelling, building, structure, or premises, and shall credit the proceeds of such sale against the cost of the removal or demolition, and if there be any balance remaining, it shall be paid to the parties entitled thereto, as determined by the building official, after deducting the costs incident thereto. The assessment shall constitute a lien against the property, which shall be of equal rank with state, county and municipal taxes.

#### **15.05.220 Referenced standards.**

References to the electric code shall mean the National Electric Code as adopted by the state of Washington.

#### **15.05.230 Hearing Examiner to function as appeals board.**

All references to the term "board of appeals" shall deem to mean the hearing examiner as per LMC Ch. 18.37. Appeals of decisions of applicable codes adopted under this chapter shall be to the hearing examiner.