

ORDINANCE NO. O2025-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING TITLE 15 OF THE YUMA CITY CODE, CHAPTER 150, SECTIONS 150-090 AND 150-091, ADOPTING BY REFERENCE THE *2024 INTERNATIONAL PROPERTY MAINTENANCE CODE*, INCLUDING APPENDIX A, AND THE AMENDMENTS RECOMMENDED BY THE RESIDENTIAL ADVISORY BOARD DATED JULY 22, 2025, AND THE BUILDING ADVISORY BOARD DATED JULY 16, 2025, AND PROVIDING A PENALTY FOR VIOLATIONS THEREOF

WHEREAS, on December 5, 2018, the City Council adopted the *2018 International Property Maintenance Code*; and,

WHEREAS, the City Council has considered the recommendation of the Residential Advisory Board based on their actions taken at the meeting of July 22, 2025, and the Building Advisory Board based on their actions taken at the meeting of July 16, 2025, recommending adoption of the *2024 International Property Maintenance Code*, with Appendix A and the amendments recommended by both Boards; and,

WHEREAS, up to date modern codes help protect the built environment from natural disasters and fires, and offer safe environments for the occupants for both residential and commercial structures; and,

WHEREAS, the City of Yuma is desirous of adopting the *2024 International Property Maintenance Code*, with Appendix A and the amendments recommended by the Residential Advisory Board and Building Advisory Board to keep current with the code cycle and establish criteria for prevention of deterioration of the built environment and unsafe structures;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: Yuma City Code Title 15, Chapter 150, Section 90 is amended to delete the following strikethrough text and add the following underlined text:

§ 150-090 Adoption of the ~~2018~~ 2024 International Property Maintenance Code.

~~That certain~~ Certain documents, three copies of which are on file as public record in the office of the City Clerk of the City of Yuma ~~being marked and~~ titled as the ~~2018~~ 2024 International Property Maintenance Code, ~~which was made public record by Resolution R2018-032,~~ including Appendix A, of ~~said~~ the Property Maintenance Code, as amended herein, are hereby adopted by reference and made a part hereof as if fully set out in the entirety ~~herein~~.

SECTION 2: Yuma City Code Title 15, Chapter 150, Section 91 is amended to delete the following strikethrough text and add the following underlined text:

§ 150-091. Amendments.

The following amendments, additions, and deletions are hereby made to the ~~2018~~ 2024 International Property Maintenance Code, as adopted by this subchapter. Paragraph, section numbers refer to the 2024 International Property Maintenance Code ~~2018~~ edition number system. Code references not amended in this section shall be enforced as published in the reference document.

(A.) **Section [A] 101.1 Title.** ~~Amend to read,~~ “These regulations shall be known as the International Property Maintenance Code of the City of Yuma, hereinafter referred to as ‘this code.’”

(B.) **Section [A] ~~302.3~~ 102.3 Application of other codes.** ~~Amend “International Fire Code” in first sentence to “current adopted fire code.” Amend “International Zoning Code” in last sentence to “City of Yuma Zoning Code.” Add to end of section, “Substitute ‘current adopted fire code’ throughout this code for the term ‘International Fire Code.’”~~

(C.) **Section [A] 103.1 General.** ~~Amend to read,~~ “The Department of Community Development, Building Safety Division is hereby created and the executive official in charge thereof shall be known as the building official.”

(D.) **“Section [A] 103.1.1.** Amend All sections of this code to substitute ‘building official’ for the term ‘code official.’”

(E.) **Section [A] 106.3 Prosecution of violation.** Amend First sentence to read, “Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a class 1 misdemeanor as described in ~~Section 3~~ of this ordinance.”

(F.) **Section [A] 106.4 Violation penalties.** ~~Amend to read,~~ “Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws and shall be subject to the penalty and fine described in this ordinance. Each day that a violation continues after due notice has been served shall be deemed a separate offense.”

(G.) **Section [A] ~~111.2~~ 106.1 Membership of the board.** ~~Amend to read,~~ “The membership of the Residential Advisory Board, as prescribed in Section 150-175 of the Yuma City Code, will be the Board of Appeals for Residential appeals (one-and two-family dwellings). The membership of the Building Advisory Board, as prescribed in Section 150-008 of the Yuma City Code, will be the Board of Appeals for Commercial appeals.”

(H.) Delete the following sections in their entirety:

~~Section [A] 111.2.1 Alternate members~~

~~Section [A] 111.2.2 Chairman~~

~~Section [A] 111.2.3 Disqualification of member~~

~~Section [A] 111.2.4 Secretary~~

~~Section [A] 111.2.5 Compensation of members~~

~~Section [A] 111.3 Notice of Meeting~~

~~Section [A] 111.4 Open Hearing~~

~~Section [A] 111.4.1 Procedure~~

~~Section [A] 111.5 Postponed hearing~~

~~Section [A] 111.6 Board decision~~

~~Section [A] 111.6.1 Records and copies~~

~~Section [A] 111.6.2 Administration~~

Section [A] 106.2 Limitations of Authority

Section [A] 106.3 Qualifications

Section [A] 106.4 Administration

(I.) **Section [A] ~~112.2~~ 108.2 Issuance.** Insert the following between the first and second sentences, “In absence of anyone present on site, the order shall be conspicuously posted on the premises.”

(J.) **Section [A] ~~112.4~~ 108.4 Failure to comply.** ~~Amend to read,~~ “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine as described in this ordinance.”

(~~K.~~) **Section 302.1 Sanitation.** ~~Amend first sentence to read, “Property owners, tenants and occupants must keep the property’s exterior areas free of debris, overgrown vegetation, discarded machinery, trash and garbage.”~~

(~~K.L.~~) **Section 302.4 Weeds.** Amend first sentence to read, “All premises and exterior property shall be maintained free from weeds or plant growth not properly controlled.”

(~~L.M.~~) **Section 303.2 Enclosures.** Amend first sentence to read, “All swimming pools, hot tubs and spas, containing water more than 24 inches (610 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.”

(~~M.N.~~) **Section 304.14 Insect Screens.** Delete section in its entirety

(~~N.O.~~) **Table 404.5 – Minimum Area Requirements.** Add exception as footnote “c” to table:

“c. **Exception.** The minimum area requirements do not apply to immediate family members. Immediate family is defined to include parent or grandparent (including in-law and step); child or grandchild (including adopted, foster, step or legal ward) regardless of age; sibling (including in-law, step, half) and spouse.”

(~~P.~~) **Section [A] 404.6 Efficiency Unit.** ~~Amend to read: 1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m²). A unit occupied by not more than two occupants shall have a minimum clear floor area of 220 square feet (20.4 m²). A unit occupied by three occupants shall have a minimum clear floor area of 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by items 2 and 3.~~

(~~O.~~) **Section ~~602.2 Residential Occupancies.~~** ~~Amend last sentence to read, "Cooking appliances shall not be used, nor shall any portable space heaters be used, as a means to provide required heating." If desire to delete, then need to add in with strikethrough.~~

(~~P.Q.~~) **Section 602.3 Heat Supply.** Amend first sentence 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 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.”

(QR.) **Section 602.4 Occupiable work spaces.** Amend first sentence to read, “Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of ~~68~~65°F (~~20~~18°C) during the period the spaces are occupied.”

(RS.) **Section 603.1 Mechanical Equipment and appliances.** Add sentence at end of section to read, “Existing mechanical cooling unit shall be maintained in proper working order.”

(ST.) **CHAPTER 8 REFERENCED STANDARDS.** Delete reference to ICC IZC- ~~18~~ 24 International Zoning Code.

(FU.) Replace **APPENDIX A** as follows:

**“APPENDIX A
CITY OF YUMA BOARDING REQUIREMENTS**

**A101
GENERAL**

A101.1 General. All windows and doors shall be boarded in an approved manner to prevent entry by unauthorized persons.

**A102
MATERIALS**

A102.1 Boarding sheet material. Boarding sheet material shall be minimum 3/16-inch (4.76 mm) thick polycarbonate clear board panels.

A102.2 Boarding framing material. Boarding framing material shall be the clear boarding bracing system (polyethylene) minimum 1-inch (25.4 mm) thick.

A102.3 Boarding fasteners.

Option 1 - Boarding fasteners shall be minimum 3/8-inch (9.5 mm) diameter carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the International Building Code.

Option 2 - Boarding fasteners shall be minimum #8 Torx screw, minimum 2-inch (51 mm) long, alternating every 6 inches (152 mm) on center into existing 2-inch nominal king stud or trimmer (if king studs do not exist, nominal 2x material shall be added around opening.).

**A103
INSTALLATION**

A103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and Sections A103.2 through A103.5.

A103.2 Boarding sheet material. The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

A103.3 Windows.

Option 1. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches (152 mm) minimum above the bottom and

below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.

Option 2. Boarding material can overlap door opening to be secured with screws to the existing king stud and trimmer. Boarding sheet material shall be secured with screws (min. #8 Torx screw) alternating every 6 inches (152 mm) on center.

A103.4 Door walls.

Option 1 - The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at a maximum of 24 inches (610 mm) on center. Blocking shall also be secured at a maximum of 48 inches (1219 mm) on center vertically.

Option 2 - Boarding material can overlap door opening to be secured with screws to the existing king stud and trimmer. Boarding sheet material shall be secured with screws (min #8 Torx screw) alternating every 6 inches (152 mm) on center.

A103.5 Doors. Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an *approved* manner.

A104

REFERENCED STANDARD

~~IBC — 18 International Building Code — A102.1,
— A102.2, A102.3”~~

SECTION 3: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed, effective thirty (30) days from the adoption hereof. All ordinances or parts of ordinances not amended or repealed by the provisions of this Ordinance shall remain in full force and effect.

SECTION 4: This Ordinance does not affect the rights and duties that matured, penalties that were incurred, or proceedings that were begun before the effective date of this Ordinance.

SECTION 5: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 6: Violations of this Ordinance are subject to the following penalties:

It shall be unlawful for any person, firm or corporation to violate, or cause the violation of, any provision of this ordinance. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a class 1 misdemeanor and shall be punished by a fine not to exceed \$1,000, or by imprisonment for not more than ten days, or by both fine and imprisonment. Each separate day or part thereof during which any violation of this ordinance occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof, shall be punishable as herein provided.

SECTION 7: Three copies of the *International Property Maintenance Code*, with Appendix A shall be kept as exhibits on file at the City Clerk’s Office.

Adopted this _____ day of _____, 2025.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney