

**ORDINANCE NO. 1243  
SERIES 2018**

**AN ORDINANCE ADOPTING AND REPEALING ALL ORDINANCES IN CONFLICT  
WITH THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE**

WHEREAS, the City of Cortez utilizes the family of codes prepared by the International Code Council; and,

WHEREAS, use of these codes provides for uniformity of standards and application of those standards within the City of Cortez; and,

WHEREAS, the intent behind the adoption of this and other International Code Council Codes is to ensure public health, safety and welfare of the citizens of the City of Cortez.

WHEREAS by this Ordinance the City of Cortez adopts the 2015 edition of the International Property Maintenance Code, regulating and governing the maintenance of existing buildings in the City of Cortez; providing for the issuance of permits and collection of fees therefor and; repeals Ordinance No. 1137 Series 2010 of the Cortez City Code and all other ordinances or parts of laws in conflict therewith.

NOW THEREFORE, BE IT ORDAINED BY THE CORTEZ CITY COUNCIL THAT: The title Chapter 6 Buildings, Cortez City Code is hereby amended to read Chapter 6 Buildings and Uniform Codes and Chapter 6 Buildings, Cortez City Code as set forth in ordinances 1240, 1241, 1242 is further amended to add Sub Section 6-1(d) International Property Maintenance Code Adopted. That a certain document, copies of which are on file in the offices of the City Clerk and Planning and Building Department of The City of Cortez, being marked and designated as the International Property Maintenance Code, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Cortez, in the State of Colorado for regulating and governing the maintenance of existing buildings as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City of Cortez are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**Section 2 ADDITIONS, INSERTIONS DELETIONS AND CHANGES:**

- a) Ordinance No. 1137 Series 2010 of the Cortez City Code is hereby repealed.
- b) Section 3. The following sections of the International Property Maintenance Code are hereby revised:

- c) Section 101.1. Title Insert: The City of Cortez
- d) Section 103.5. Fees Delete: “as indicated in the following schedule” and replace with: as adopted by City Council in the annual fee resolution(s).
- e) Section 106.4. Violation Penalties Delete: 106.4 Violation Penalties and replace with: 106.4 Violation Penalties: A violation of this code shall be punished as set forth in Section 17-16A Sentencing/Municipal Court, Cortez City Code now in effect or as may be amended from time to time.
- f) Section 111 Means of Appeal is deleted and replaced with: Section 111 Means of Appeal All decisions of the code official may be appealed following the procedures set forth in the Cortez City Code Chapter 2 Administration.
- g) Section 112.4 Failure to Comply shall be repealed in its entirety and replaced with: Section 112.4 Failure to Comply 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 punished as set forth in Section 17-16A Sentencing/Municipal Court, Cortez City Code now in effect or as may be amended from time to time
- h) Section 202 General Definitions insert **Heat Supply**. A permanently installed piece of equipment connected to a public utility such as natural gas, propane, or electric for the sole purpose of supplying heat to habitable spaces or structures. Wood stoves or other sources of heat that require human intervention to keep in operation are not considered a heat supply for purposes of compliance of section 602.
- i) Section 302.4 Weeds insert 6 inches”.
- j) Section 602.3 Heat insert 1 October – 31 May.
- k) Section 602.4 Heat insert 1 October – 31 May.

Section 3. REPEAL AND ADOPT. That Ordinance No. 1137 Series 2010 of City of Cortez entitled 'An Ordinance Adopting by Reference the International Fire Code, The International Building Code, and Related Codes, 2009 Editions, as Referenced Herein' of the Cortez City Code, and all other ordinances or parts of laws in conflict herewith are hereby repealed.

Section 4. PENALTY A violation of this ordinance shall be punished as set forth in Section 17-16A Sentencing/Municipal Court, Cortez City Code now in effect or as may be amended from time to time.

**REPEALER.** All orders, bylaws, ordinances, and resolutions of the City, or parts

thereof, inconsistent or in conflict with this Ordinance, are hereby repealed to the extent only of such inconsistency or conflict.

SEVERABILITY. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

RECORDING AND AUTHENTICATION. Upon adoption hereof, this Ordinance shall be recorded in a book kept for that purpose and shall be authenticated by the signatures of the Mayor and the City Clerk.

EFFECTIVE DATE. This ordinance shall be effective upon publication after final passage.

PUBLIC HEARING. This ordinance shall be considered for second or final reading on the 13th day of March, 2018, at the hour of 7:30 p.m. in the City Council Chambers in City Hall, Cortez, Colorado, at which time and place all persons may appear and be heard concerning the same.

PASSED, ADOPTED AND APPROVED ON FIRST READING THIS 27th DAY OF FEBRUARY, 2018.

CITY OF CORTEZ

ATTEST:



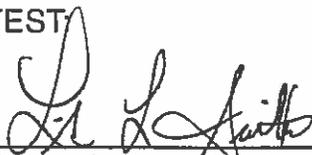
LINDA L. SMITH, CITY CLERK

  
KAREN W. SHEEK, MAYOR

PASSED, ADOPTED AND APPROVED ON SECOND AND FINAL READING THIS 13th DAY OF MARCH, 2018.

CITY OF CORTEZ

ATTEST:



LINDA L. SMITH, CITY CLERK

  
KAREN W. SHEEK, MAYOR

APPROVED AS TO FORM:

  
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