

COUNCIL BILL NO. CB10-021  
ORDINANCE NO. 4220

AN ORDINANCE AMENDING ARTICLE XI, INTERNATIONAL PROPERTY  
MAINTENANCE CODE, OF CHAPTER 18, BUILDINGS AND BUILDING  
REGULATIONS, OF THE ARVADA CITY CODE, TO CLARIFY CERTAIN  
REQUIREMENTS PERTAINING TO THE SCOPE OF THE CODE AND THE  
RESPONSIBILITIES OF HOMEOWNERS

WHEREAS, on November 19, 2007, the City Council of Arvada, Colorado, adopted Council Bill No. 07-044, which repealed and reenacted Chapter 18, Buildings and Building Regulations of the Arvada City Code through the adoption of general and administrative provisions and the adoption by reference to various building codes including the International Property Maintenance Code; and

WHEREAS, it is the intention of the Arvada City Council to clarify certain provisions within the scope and responsibilities sections of the International Property Maintenance Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. Article XI, International Property Maintenance Code, of Chapter 18, Buildings and Building Regulations, of the Arvada City Code relating to Sections 301.1, Scope and 301.2, Responsibility, shall be amended as follows:

**Section 18-411.5. Scope and Responsibilities.**

**Section 301.1.** Scope, is hereby amended to read as follows:

**Section 301.1 Scope.** The provisions of this chapter, shall govern the conditions, and the responsibilities of persons for maintenance of structures, equipment and exterior property.

**Section 301.2.** Responsibility, is hereby amended to read as follows:

**Section 301.2 Responsibility.** The owner of the premises shall maintain the structures and exterior property in reasonable compliance with these requirements, except as otherwise provided for in this code. For purposes of this section, the term “reasonable” shall mean that the compliance with the requirements of this code shall be determined by being within the realm of common sense and not strict or excessive compliance. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

Section 2. The remaining terms and provisions of Chapter 18 shall remain unchanged except as specifically amended herein.

Section 3. This ordinance shall take effect five days after publication following passage.

INTRODUCED, READ, AND ORDERED PUBLISHED this 14th day of June, 2010.

PASSED, ADOPTED, AND APPROVED this 12<sup>th</sup> day of July, 2010.

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Robert G. Frie, Mayor

ATTEST:

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City Clerk

APPROVED AS TO FORM:

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Christopher K. Daly, City Attorney

Publication dates:   June 17, 2010  
                                  July 15, 2010