

ORDINANCE NO. 2025-01

AN ORDINANCE ADDING TITLE III, CHAPTER 22, PROPERTY MAINTENANCE, TO THE CODE OF ORDINANCES OF THE CITY OF PRESTON, IOWA

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRESTON,
IOWA**, as follows:

SECTION 1. CITY CODE TITLE III, CHAPTER 22, PROPERTY MAINTENANCE. Title III, Chapter 22, Property Maintenance, is hereby added to the Code of Ordinances of the City of Preston, Iowa (“City Code”), as follows:

TITLE III COMMUNITY PROTECTION

CHAPTER 22 PROPERTY MAINTENANCE

3-22-1: PURPOSE AND SCOPE.

1. **PURPOSE.** The purpose of this Chapter is to ensure that properties within the City of Preston are maintained in such conditions as to protect and promote the health, safety, and welfare of the residents of the City of Preston and the public at large.

2. **SCOPE.** This Chapter shall apply to all property within City of Preston regardless of classification or use.

3-22-2: CODE ADOPTED. Except as hereinafter added to, deleted, modified, or amended, the City of Preston hereby adopts as the Property Maintenance Code of the City of Preston, Iowa, the 2021 edition of the International Property Maintenance Code, or the most current edition, as prepared and edited by the International Code Council, regulating and governing the conditions and maintenance of all property, buildings, and structures in the City of Preston.

3-22-3: AMENDMENTS TO CODE; CHAPTER 1. Chapter 1, Scope and Administration, of the 2021 International Property Maintenance Code (or the most current edition) is adopted, except as hereby amended, deleted, modified, revised, or added to, as specifically set forth as follows.

1. Section 101.1, Title: delete and replace. These regulations shall be known as the International Property Maintenance Code of the City of Preston City, Iowa, hereinafter referred to as “this code.”

2. Section 103.1, Creation of agency: delete.

3. Section 107.1, General: delete and replace. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of

appeals. The board shall render all decisions and findings in writing to the appellant with duplicate copy to the code official.

4. Section 107.3, Qualifications: delete and replace: The City Council shall serve as the board of appeals.

3-22-4: AMENDMENTS TO CODE; CHAPTER 2: Chapter 2, Definitions, of the 2021 International Property Maintenance Code (or the most current edition) is adopted, except as hereby amended, deleted, modified, revised, or added to, as specifically set forth as follows.

1. Section 202, General Definitions, Owner, revise second clause only as follows: "or recorded in the official records of Jackson County as holder of a contract to purchase, or as holding title, to the property;". The remainder of the definition before and after this clause is unchanged.

3-22-5: AMENDMENTS TO CODE; CHAPTER 3: Chapter 3, General Requirements, of the 2021 International Property Maintenance Code (or the most current edition) is adopted, except as hereby amended, deleted, modified, revised, or added to, as specifically set forth as follows.

1. Section 302.4, Weeds, delete and replace first sentence only: Premises and exterior property shall be maintained free from weeds or plant growth in excess of those uniform height specifications set forth in Section 3-2-13 of the City Code.

2. Section 304.14, Insect Screens, delete and replace: During the period from May 1 to November 1, every door, window and other outside opening 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 minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

3-22-6: AMENDMENTS TO CODE; CHAPTER 4: Chapter 4, Light, Ventilation and Occupancy Requirements, of the 2021 International Property Maintenance Code (or the most current edition) is adopted without amendment.

3-22-7: AMENDMENTS TO CODE; CHAPTER 5: Chapter 5, Plumbing Facilities and Fixture Requirements, of the 2021 International Property Maintenance Code (or the most current edition) is adopted without amendment.

3-22-8: AMENDMENTS TO CODE; CHAPTER 6: Chapter 6, Mechanical and Electrical Requirements, of the 2021 International Property Maintenance Code (or the most current edition) is adopted, except as hereby amended, deleted, modified, revised, or added to, as specifically set forth as follows.

1. 602.2, Residential Occupancies, delete the “Exception” paragraph.
2. 602.3, Heat supply, delete and replace [DATE] to [DATE]: September 15 to May 15.
3. 602.4, Occupiable Work Spaces, delete and replace: Indoor occupiable work spaces shall be supplied with heat, during the period from September 15 to May 15 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

3-22-9: AMENDMENTS TO CODE; CHAPTER 7: Chapter 7, Fire Safety Requirements, of the 2021 International Property Maintenance Code (or the most current edition) is adopted, except as hereby amended, deleted, modified, revised, or added to, as specifically set forth as follows.

1. 702.1, Responsibility, append to the end of section: A means of escape shall be provided for all bedrooms.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. EFFECTIVE DATE. This ordinance shall be effective after its passage and publication as required by law.

PASSED AND APPROVED this ____ day of _____ 2025.

Tyler Sieverding, Mayor

ATTEST:

Sheryl Ganzer, City Administrator/Clerk