

CHAPTER 161**PROPERTY MAINTENANCE CODE**

Rev. June 2022

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161.01 PURPOSE. The purpose of this chapter is to designate the responsibilities of persons for maintenance of structures, equipment, and exterior property within the City, to define nuisances as a result of the failure to perform such maintenance and to provide for the abatement of such nuisances in order to provide for the safety and preserve the health and welfare of the citizens of the City.

161.01 DEFINITIONS. For the purpose of this chapter, the following terms are defined:

1. "Blighted area" is defined as set forth in Section 403.17 of the Code of Iowa.
2. "Vermin" means any of various insects, bugs or small animals regarded as objectionable because they are destructive, disease carrying, etc.

161.03 AUTHORITY FOR ENFORCEMENT. The Mayor shall be responsible for the enforcement of this chapter and shall have all the necessary authority to carry out such enforcement. Any person designated by the Mayor to enforce this chapter shall be known as the Property Maintenance Official.

161.04 INTERFERENCE WITH THE PROPERTY MAINTENANCE OFFICIAL. No person shall interfere with the Property Maintenance Official while engaged in the enforcement of this chapter.

161.05 INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED. Except as hereinafter added to, deleted, modified or amended, there is hereby adopted as the Property Maintenance Code of the City of Robins that certain Code known as the *International Property Maintenance Code, 2021 Edition*, as prepared and edited by the International Code Council, Inc.,

and the provisions of said Property Maintenance Code shall be controlling in maintaining minimum requirements and standards of structures and properties within the corporate limits of the City and shall be known as the Robins Property Maintenance Code.

161.06 AMENDMENTS TO THE PROPERTY MAINTENANCE CODE. Certain sections

and portions of sections of the *International Property Maintenance Code, 2021 Edition*, are hereby amended, deleted, modified, or added to as more specifically set forth in the following sections of this chapter.

- Section 101.1 insert: {City of Robins, Iowa}
- Section 302.4 Insert: {9 inches} (from 53.01 "Weeds")
- Section 304.14 Insert: {April 1, September 30}
- Section 602.3 Insert: {October 1, April 30}
- Section 602.4 Insert: {October 1, April 30}

161.07 UNSAFE STRUCTURES AND EQUIPMENT. The Robins Property Maintenance Code is hereby amended by repealing Section 111.1 of the *International Property Maintenance Code, 2021 Edition*, and by replacing said Section with new Section, as follows:

- 111.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, the code official shall commence proceedings to cause the repair, vacation or demolition of the structure and the structure may be condemned pursuant to the provisions of this code.

161.08 NUISANCES. A failure to satisfy any of the provisions of the Robins Property Maintenance Code shall constitute a nuisance:

161.09 RECEPTACLES. The Robins Property Maintenance Code is hereby amended by repealing Section 605.2 of the *International Property Maintenance Code, 2021 Edition*, and by replacing said Section with new Section 605.2, as follows:

- 605.2 Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding- type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less, than one receptacle. Every kitchen shall have ground fault interruption protection within 6 feet of a sink or water source. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle

outlets shall have the appropriate faceplate cover for the location.

161.10 NOTICE TO ABATE. Upon discovery of any violation of Section 161.06, the City shall within five (5) days initiate abatement procedures as outlined in Chapter 50 of this Code of Ordinances.

161.11 EMERGENCY ABATEMENT MEASURES. Notwithstanding any other provisions of this chapter, whenever in the judgment of the Property Maintenance Official any nuisance is an immediate and imminent threat to life and property, the Property Maintenance Official may, with or without prior notice as required within, order the nuisance abated and costs assessed against the property for collection in the same manner as a property tax. However, prior to such assessment, the City shall give the property owner notice as provided by the Code of Iowa and this Code of Ordinances.

161.12 CODE ON FILE. An official copy of the Robins Property Maintenance Code hereby adopted, including a certificate by the Clerk as to its adoption and the effective date thereof, shall be on file in the Office of the Clerk in City Hall and shall be kept there on file, and copies shall be available for public inspection.