
APPENDIX D

Greeley Municipal Code Chapter Sec. 22-192 is amended as follows (additions indicated by underline; deletions indicated by strikethrough):

Sec. 22-192. International Property Maintenance Code adopted.

The International Property Maintenance Code, 2018 ~~2021~~ edition, is hereby adopted by reference for the city, except as amended in this chapter, and is hereinafter referred to as the "property maintenance code." The property maintenance code is published by the International Code Council, Inc., 5360 Workman Mill Road, Whittier, CA 90601-2298. The property maintenance code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

Sec. 22-193. Additions, deletions and amendments to property maintenance code designated.

Sections ~~106.4~~ 109.4, ~~107.3~~ 111.4, ~~108.1.1~~ 111.1.1, ~~111.2~~ 108.1, 202, 302.4, 302.8, 304.7, 304.14, 306.2, 308, 602.3 and 602.4 of the property maintenance code are hereby enacted as amended, added or deleted to read as set out in sections 22-194 through 22-196.

Sec. 22-194. Section ~~106.4~~ 109.4 amended; violation penalties.

Sec. ~~106.4~~ 109.4 of the property maintenance code is amended to read as follows:

109.4 *Violation penalties.* Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof shall be subject to punishment as provided in chapter 10 of title 1 of this Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Sec. 22-195. Section ~~107.3~~ 111.4.2 amended; method of service.

Sec. ~~107.3~~ 111.4.2 of the property maintenance code is amended to read as follows:

~~107.3~~ 111.4.2 *Method of service.* Such notice shall be deemed to be properly served if a copy thereof is:

- a. Delivered personally;
- b. Sent by certified or first-class mail addressed to the last-known address and a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice; or
- c. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

Sec. 22-196. Section ~~108.1.1~~ 111.1.1.1 added; unsafe structures.

Sec. ~~108.1.1~~ 111.1.1.1 of the property maintenance code is added to read as follows:

~~108.1.1.1~~ 111.1.1.1 *Preliminary assessment.* Following written notice and posting of the property declared as "condemned" in accordance with section 108.1 of the property maintenance code, and as a result of suspected contamination as a result of the discovery of chemicals, equipment or supplies indicative of an illegal drug laboratory or when such a laboratory used to manufacture methamphetamine is otherwise discovered by and reported to the city by a law enforcement official, the property owner has 21 calendar days in which to have a preliminary assessment of the property conducted by an industrial hygienist (consultant). If the results of the preliminary assessment exceed the limits set forth in 6 CCR 1014-3, a written plan must be provided by an approved remediation company of the planned actions to decontaminate the subject property.

~~108.1.1.2~~ 111.1.1.2 *Time to commence remediation or demolition.* Based upon the findings of the consultant, and the review and approval of the decontamination plan by the building official, the property owner has 30 calendar days from the date of the building official's approval to commence remediation or demolition of the structure.

~~108.1.1.3~~ 111.1.1.3 *Permits required—Time to complete remediation and/or demolition.* The property owner shall obtain all necessary permits for the decontamination, remediation and/or demolition of the structure, which work shall in any event not be completed any later than 120 calendar days from the date of the initial posting and condemnation of the property by the building official.

~~108.1.1.4~~ 111.1.1.4 *Appeals.* Appeals by persons directed by the building official to take actions as described in this section are entitled to a hearing and review as described in sections 22-40 and 22-41.

Any violation of this section shall be punishable as provided in chapter 10 of title 1 of this Code.

Sec. 22-197. Section ~~111.2~~ 108.1 amended; membership of board.

Sec. ~~111.2~~ 108.1 of the property maintenance code shall be as described in sections 22-40 and 22-41.