

<p><b>Subject:</b>      <b>Ordinance 1486 – Update of City’s Property Maintenance Code</b></p> <p><b>Proposed Council Action:</b></p> <p>Adopt Ordinance #1486.</p>	<p><b>Dept. Origin:</b>      <b>Building Dept.</b></p> <p><b>Prepared by:</b>      <b>Jennifer Robertson City Attorney’s Office</b></p> <p><b>For Agenda of:</b>      <b>November 15, 2016</b></p> <p><b>Exhibits:</b>      <b>Ordinance 1486</b></p> <p><b>Concurred by Mayor:</b>      _____ <b>Initial &amp; Date</b></p> <p><b>Approved/form by City Atty:</b>      <u><b>JSR/11-8-16</b></u></p> <p><b>Approved by Planning Director:</b>      _____</p> <p><b>Approved by City Bldg Official:</b>      <u><b>MJB/10-26-16</b></u></p>
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**INFORMATION / BACKGROUND**

This is a companion ordinance to Ordinance #1485. Ordinance #1485 updates the City’s adoption of state construction codes to the current versions and makes housekeeping amendments. This Ordinance updates the City’s adoption of the International Property Maintenance Code to the 2015 Edition (Ch. 12.05 RMC). No “housekeeping” amendments to Chapter 12.05 of the Ruston Municipal Code are needed except for updating the version adopted (RMC 12.05.010) and adding the new companion to the IBC – the International Residential Existing Buildings Code (RMC 12.05.030).

First Reading was held on November 1, 2016. This is now on for Second Reading and Adoption.

**FISCAL CONSIDERATION**

N/A

**BOARD OR COMMITTEE RECOMMENDATION**

N/A

**RECOMMENDATION / MOTION**

**MOTION:**      I move to adopt Ordinance No. 1486 relating to the adoption of the International Property Maintenance Code (“IPMC”), adopting the newest version of the IPMC and updating the City’s amendments to the IPMC, amending section 12.05.010 to update the version adopted from 2012 to 2015 and section 12.05.030 to incorporated the 2015 International Existing Buildings Code.

**ORDINANCE NO. 1486**

**AN ORDINANCE OF THE CITY OF RUSTON, RELATING TO THE ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE (“IPMC”), ADOPTING THE NEWEST VERSION OF THE IPMC AND UPDATING THE CITY’S AMENDMENTS TO THE IPMC, AMENDING SECTION 12.05.010 TO UPDATE THE VERSION ADOPTED FROM 2012 TO 2015 AND SECTION 12.05.030 TO INCORPORATED THE 2015 INTERNATIONAL EXISTING BUILDINGS CODE, AND ESTABLISHING AN EFFECTIVE DATE.**

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WHEREAS, the International Code Council has adopted a number of the 2015 editions of the various International Codes; and

WHEREAS, one of the updated codes is the International Property Maintenance Code (“IPMC”); and

WHEREAS, this Code is an optional code for adoption by local government agencies; and

WHEREAS, the City of Ruston first adopted the IPMC in 2011 and has updated it since that time; and

WHEREAS, the City desires to use the most up to date model code for the IPMC; and

WHEREAS, the SEPA Responsible Official has determined that adoption of the updated IPMC is exempt from SEPA under WAC 197-11-800(2); and

WHEREAS, the City Building Official recommends the City Council adopt the updated IPMC as shown in this ordinance; and

WHEREAS, on November 1, 2016, the City Council held the first reading of this Ordinance; and

WHEREAS, on November 15, 2016, the City Council adopted this Ordinance during its regular meeting at the second reading; **NOW, THEREFORE**

**THE CITY COUNCIL OF THE CITY OF RUSTON DOES HEREBY ORDAIN AS  
FOLLOWS:**

**Section 1.** Section 12.05.010 of the Ruston Municipal Code is hereby amended to read as follows:

**12.05.010 - IPMC adopted.**

Pursuant to and by the authority of RCW 19.27, RCW 19.27A, RCW 43.22, RCW 35.21, RCW 35.27, and RCW 35.80, the International Property Maintenance Code, ~~2012~~2015 edition (known hereafter as the "IPMC.") as published by the International Code Council is adopted by reference and as amended by this chapter.

**Section 2.** Section 12.05.030 of the Ruston Municipal Code is hereby amended to read as follows:

**12.05.030 - Applicability.**

IPMC Section 102.3 is amended to read as follows:

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Buildings Code, International Residential Code, International Mechanical Code, International Fuel Gas Code, Uniform Plumbing Code and Washington State Energy Code as adopted in Section RMC 12.20.020. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Ruston Construction Codes as adopted in RMC 12.20.020, or the Development or Zoning Codes as adopted in RMC Titles 19 and 25.

**Section 3.** Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 4.** Publication. This Ordinance shall be published by an approved summary consisting of the title.

**Section 5.** Adopted Codes available to Public. Pursuant to RCW 35.21.180, one copy of all codes adopted by reference in this Chapter have been filed for use and examination by the public in the office of the City Clerk, prior to and after the adoption thereof.

**Section 6.** Effective Date. This Ordinance shall be effective five days after publication as provided by law.

ADOPTED by the City Council of the City of Ruston and attested by the City Clerk in authentication of such passage on this 15th day of November, 2016.

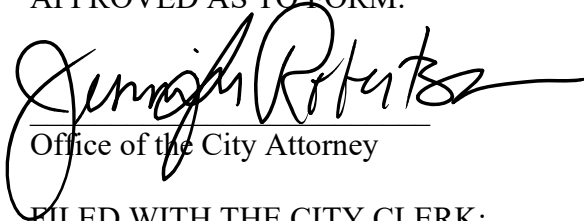
APPROVED by the Mayor this 15th day of November, 2016.

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Bruce Hopkins, Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Judy Grams, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Office of the City Attorney

FILED WITH THE CITY CLERK: \_\_\_\_\_

PASSED BY THE CITY COUNCIL: \_\_\_\_\_

PUBLISHED: \_\_\_\_\_

EFFECTIVE DATE: \_\_\_\_\_

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