

CITY OF STERLING

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ORDINANCE NO. 2018-05-15

**ORDINANCE AMENDING THE STERLING CITY CODE BY AMENDING  
CHAPTER 18, ARTICLE VI, SECTIONS 18-176 and 18-177 TO  
ADOPT THE INTERNATIONAL PROPERTY MAINTENANCE CODE OF 2015**

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ADOPTED BY THE

COUNCIL

OF THE

CITY OF STERLING

THIS 7<sup>th</sup> DAY OF May, 2018

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Published in pamphlet form by authority of the Council of the City of Sterling, this 8<sup>th</sup>  
day of May, 2018.

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CHAPTER 18, ARTICLE VI, SECTIONS 18-176 and 18-177 TO  
ADOPT THE INTERNATIONAL PROPERTY MAINTENANCE CODE OF 2015**

**Be it Ordained** by the City Council of the City of Sterling, Whiteside County, Illinois, as follows:

**SECTION 1.** That Chapter 18, Article VI, Sections 18-176 and 18-177 of the Sterling City Code, as amended, are hereby further amended to read in full as follows:

*"Sec. 18-176. International Property Maintenance Code – Adoption.*

There is hereby adopted as the property maintenance code of the city, for purposes of regulating and governing the conditions and maintenance of all property, buildings and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and to provide for the condemnation of buildings and structures unfit for human occupancy and use, and to provide for the demolition of such structures, and to provide for the issuance of permits and collection of fees therefor, that certain document entitled "International Property Maintenance Code, 2015 Edition" (referred to herein as "2015 IPMC") as published by the International Code Council including thereto appendix A and the 2015 Errata sheet. Each and all of the regulations, provisions, penalties, conditions and terms of said 2015 IPMC, as on file in the office of the building official of the city, are hereby referred to, adopted and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes as prescribed in Section 18-177.

*Sec. 18-177. Same – Amendments.*

*Section 101.1.* Title. Insert; City of Sterling.

*Section 103.5 Fees.* Any Code violations identified during a city inspection will be brought to the owner's attention in accordance with Section 107. When a compliance inspection is necessary, the first compliance inspection shall be conducted and a fee charged of \$150.00. If at the time of the first compliance inspection the violation has been corrected and the owner is in compliance, the fee of \$150.00 will be waived. If the Code violations remain uncorrected and additional compliance inspections are required, the second compliance inspection, and all subsequent compliance inspections, will be billed at a rate of \$150.00 for the first hour, and \$75.00 per hour per occurrence for every hour, or fraction thereof, after the first hour.

*Section 106.4. Violation Penalties.* Persons who shall violate a provision of this code or who shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the Code Official or of a permit or certificate issued under the provisions of this code shall be punishable as provided in Section 1-13 of the Sterling City Code. Each day that a violation continues shall be deemed a separate offense.

*Section 112.4. Failure to comply.* Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$75 or more than \$750.00.

*Section 302.4. Weeds.* Insert 8 inches.

*Section 303.* Swimming Pools, Spas and Hot Tubs as contained in the International Property Maintenance Code is deleted.

*Section 304.14. Insect Screens.* Insert: From April 1 to October 31.

*Section 602.3. Heat Supply.* Insert: From October 1 to April 30.

*Section 602.4.* Occupiable work spaces. Insert From October 1 to April 30.

*Section 604.2. Service.* The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electric Code (NFPA-70). Dwelling units shall be served by a three wire, 120/240 volt, single phase electrical service having a rating of not less than 100 amperes per dwelling unit.

Any reference within the 2015 IPMC to any plumbing code shall mean the State of Illinois Plumbing Code, as may be amended from time to time.

Chapter 8. Referenced Standards.

\*Delete "IPC-15, International Plumbing Code" replace with "Illinois State Plumbing Code as may be amended from time to time."

**SECTION 2.** The provisions and sections of this ordinance shall be deemed to be separable, and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

**SECTION 3.** All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**SECTION 4.** The City Clerk is hereby directed to publish this ordinance in pamphlet form.

**SECTION 5.** This ordinance shall be in full force and effect on and after the 7<sup>th</sup> day of May, 2018, following its passage, approval, and publication as required by law.

Passed by the Mayor and the City Council of the City of Sterling on the 7<sup>th</sup> day of May, 2018.

Charles "Sho" Lee  
Mayor

Marie Rombrouts  
ATTEST: City Clerk