



Exhibit A

2015 International Property Maintenance Code 108.1.3 as well as, adopted by the City of Coppel, ordinance number 2017-1470:

Section 202 Definitions:

CODE OFFICIAL. The official who is charged with the administration and enforcement of this code, or any duly authorized individual.

OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

NUISANCE. The following shall be defined as nuisances; whatever is dangerous to human life or is detrimental to health, as determined by the health officer, including but not limited to the following:

- a. Any public nuisance known at common law.
- b. Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; un-fenced privately owned playground equipment; or any lumber, trash, fences, brush, debris or vegetation which may be hazardous for children;
- c. Graffiti of any type;
- d. Any tree, shrub, or other plant which creates a hazard or risk of damage or destruction to persons or property;
- e. Any substandard condition under this code.

STRUCTURE. That which is built or constructed or a portion thereof.

VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air, from any space.

Section 108.1.3: Structure unfit for human occupancy: A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

Section 302.12: Nuisances: All properties shall be maintained free of any nuisances.