

## **EXHIBIT A, Ordinance 2017-1470**

### **2015 International Property Maintenance Code as adopted by the City of Coppel ordinance number 2017-1470:**

#### **Section 202:**

**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:

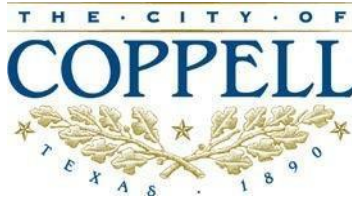
- a. Any public nuisance known at common law.
- b. Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; 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.

**URBAN NUISANCE.** A premises or structure that is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; regardless of its structural condition, is unoccupied by its owner, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or boarded up, fenced, or otherwise secured in any manner if: the structure constitutes a danger to the public even though secured from entry; or the means used to secure the structure are inadequate to prevent unauthorized entry or use of the structure.

**Section 108.5:** The structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

- The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
- A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.



**Section 108.1.3:** The 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.

A code compliance officer can deem a structure to be unsanitary, unfit for human habitation, or such conditions that is likely to cause sickness or disease for the reasons including, but not limited to, the following:

**Section 602:** Lack of adequate heating facilities.

**Section 604:** Lack of required electrical system.

**Section 506:** Lack of connection to a required sanitary drainage system.

**Section 108.1.3:** General dilapidation or improper maintenance.

The structure or premises that have any conditions described below shall be considered a public or urban nuisance:

**Section 303.1:** Swimming pool or spa not in a clean or sanitary condition.

**Section 302.4:** Premises are not free from rubbish, unwholesome matter, filth, and other objectionable, unsightly, or unsanitary manner.