

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MOUNTAIN VIEW
ADOPTING THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH
LOCAL AMENDMENTS, AMENDING THE MOUNTAIN VIEW CITY CODE TO
DELETE CHAPTER 8, ARTICLE V (2021 INTERNATIONAL PROPERTY MAINTENANCE CODE)
IN ITS ENTIRETY AND ADOPT A NEW ARTICLE VI (PROPERTY MAINTENANCE CODE) IN
CHAPTER 25 (NEIGHBORHOOD PRESERVATION) TO LOCATE WITH OTHER
SIMILAR CITY REGULATIONS, AND FINDING THAT THE AMENDMENTS ARE EXEMPT FROM
REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, Chapter 8, Article V (2021 International Property Maintenance Code) of the Mountain View City Code (City Code) establishes minimum requirements and standards for maintenance and life safety of existing structures and properties; and

WHEREAS, City staff periodically reviews and updates the City Code to increase clarity, transparency, and alignment of City legislation with best code practices; and

WHEREAS, in preparing for the 2025 Triennial Building Code, City staff determined the 2024 International Property Maintenance Code (IPMC) would be better located in Chapter 25 (Neighborhood Preservation) of the Mountain View City Code, outside of building code regulations, as its provisions establish minimum requirements for providing reasonable levels of maintenance and life safety to all existing structures and properties and similar other regulations are enforced, in whole or in part, by various City teams in Chapter 25 of the City Code – including Multifamily Housing Inspection, Building Inspection, and Code Enforcement; and

WHEREAS, the City is authorized to adopt the 2024 IPMC pursuant to California Government Code Sections 50022.1 through 50022.8, which allow local agencies to adopt any nationally recognized published compilations of rules, regulations, or standards by an institution which has been in existence for at least three years. The IPMC is not part of the California Building Standards Code (California Code of Regulations, Title 24), therefore the City is not required to make express findings to support local amendments to the IPMC; and

WHEREAS, City staff prepared all ordinance materials, published noticing, and made available all referenced code materials in accordance with California Government Code Section 50022.3; and

WHEREAS, the City Council held a duly noticed public hearing on August 26, 2025 on this Ordinance and received and considered all information, documents, and comments presented at said hearing, including the City Council report and materials; now, therefore,

THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 8, Article V (2021 International Property Maintenance Code) of the Mountain View City Code is hereby repealed in its entirety and the following is substituted in lieu thereof (section titles are shown in **bold** font and additions are shown in underline):

CHAPTER 8. BUILDINGS

ARTICLE V. [RESERVED]

Section 2. Article VI (Property Maintenance Code) in Chapter 25 (Neighborhood Preservation) of the Mountain View City Code is hereby added as new text as set forth below (section titles are shown in **bold** font and additions are shown in underline). Local amendments to the IPMC are shown in Exhibit A attached hereto.

ARTICLE VI. PROPERTY MAINTENANCE CODE

SEC. 25.300.05. - Adoption of the International Property Maintenance Code.

The "2024 International Property Maintenance Code," published by the International Code Council, Inc., is adopted by reference, with changes and modifications as hereinafter set forth, the provisions thereof shall be controlling within the limits of the City of Mountain View as the "Property Maintenance Code of the City of Mountain View" with the same force and effect as set in this Chapter and in other applicable Chapters referenced in the Mountain View City Code.

One (1) copy of the International Property Maintenance Code is on file and open to public inspection in the building division of the community development department.

SEC. 25.300.10. - Title.

Subsection 101.1 of the 2024 International Property Maintenance Code is amended to read as follows:

101.1 Title. These regulations shall be known as the "Property Maintenance Code of the City of Mountain View," hereinafter referred to as "this code."

SEC. 25.300.15. - Authority.

Subsection 103.1 of the 2024 International Property Maintenance Code is amended to read as follows:

103.1 Responsible agency. The building division of the community development department is hereby responsible for the enforcement of this code and the official in charge thereof shall be known as the code official. The function of the division shall be the implementation, administration, and enforcement of the provisions of this code.

SEC. 25.300.20. - Fees.

Subsection 104.1 of the 2024 International Property Maintenance Code is amended to read as follows:

104.1 Fees. The fees for activities and services performed by the city personnel in carrying out their responsibilities under this code shall be paid in accordance with the City's master fee schedule as adopted by the city council or the administrative penalty fee schedule as published by the city attorney's office.

SEC. 25.300.25. - Appeal process.

Subsection 106.1 of the 2024 International Property Maintenance Code is amended to read as follows:

106.1 General. Decisions or determinations made by the code official, relative to the application and interpretation of this code, are subject to appeal pursuant to the hearing process set forth in Chapter 1, Article II of the City Code. Where this code refers to "appeal board" it shall mean the appeal procedures pursuant to Chapter 1, Article II of the City Code.

SEC. 25.300.30. - Abatement procedures.

Subsection 107.5 of the 2024 International Property Maintenance Code is amended to read as:

107.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure, or premises. All references to "abate" a violation in this code shall follow the abatement and appeals procedures as established pursuant to Sec. 25.8 through Sec. 25.8.10 of Chapter 25 of the City Code.

SEC. 25.300.35. - Stop work order.

Subsection 108.4 of the 2024 International Property Maintenance Code is amended to read as follows:

108.4 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 subject to fines in accordance with the city's adopted master fee schedule and/or administrative penalties as published by the city attorney's office.

SEC. 25.300.40. - Terms defined in other codes.

Subsection 201.3 of the 2024 International Property Maintenance Code is amended to read as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the California Building, Residential, Fire, Plumbing, Mechanical, and Electrical Codes or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes. Where this code refers to "International" Building, Existing, Residential, Fire, Fuel Gas, Plumbing, Mechanical, Electrical, Energy, or other International Codes, the term "International" shall be replaced with the word "California," where applicable, and shall have the meanings ascribed to them as stated in those codes.

SEC. 25.300.45. - Definitions.

Section 202 (General Definitions) of the 2024 International Property Maintenance Code is amended to add, or modify, the following definitions, to read as follows:

Section 202 General Definitions

CODE OFFICIAL. The official within the jurisdiction who is charged with the administration and enforcement of this code is the chief building official, or any duly authorized representative.

LEGAL OFFICER. The official within the jurisdiction who is charged with providing legal support to the code official, or any duly authorized representative, in implementation of this code, is the city of mountain view city attorney, or their designee.

SEC. 25.300.50. - Weeds.

Subsection 302.4 of the 2024 International Property Maintenance Code is amended to read as follows:

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth per the provisions of Chapter 16, Article II of the City Code.

SEC. 25.300.55. - Exterior structures.

Subsection 304.14 of the 2024 International Property Maintenance Code is amended to read as follows:

304.14 Insect screens. Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh

per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellant fans, are employed.

SEC. 25.300.60. - Occupancy limitations.

Subsection 404.4.4 of the 2024 International Property Maintenance Code is amended to read as follows:

404.4.4 Prohibited occupancy. Kitchens, bathrooms, hallways, sheds, garages or carports, unfinished spaces, nonresidential spaces, and other spaces prohibited by California law shall not be used for sleeping purposes.

SEC. 25.300.65. - Heating facilities.

Subsections 602.3 and 602.4 in the 2024 International Property Maintenance Code are amended to read as follows:

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the duration of tenancy to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the California Plumbing Code.
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the duration of occupancy to maintain a minimum temporary of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

Section 3. CEQA. The amendments are not a project under the California Environmental Quality Act (Public Resources Code, § 21000 *et seq.*, "CEQA") and the CEQA Guidelines (Cal. Code Regs. Tit. 14, § 15000 *et seq.*) pursuant to Public Resources Codes Section 21065 and CEQA

Guidelines Section 15378 because they do not approve a project or result in a direct physical impact on the environment, or contemplate known future projects, and as such, there are no known environmental impacts at this time. As a separate and independent basis, the amendments are exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be shown with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

Section 4. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

Section 5. Publication. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City of a notice setting forth the title of the ordinance, the date of its introduction, and a list of the places where copies of the proposed ordinance are posted.

Section 6. Effective Date. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

Exhibit A: Local Amendments to the IPMC

EXHIBIT A

Local amendments to the IPMC are shown below (section titles are shown in **bold** font, deletions are shown in ~~strikethrough~~, and additions are shown in underline).

ARTICLE VI. PROPERTY MAINTENANCE CODE

SEC. 25.300.05. - Adoption of the International Property Maintenance Code.

The "2024 International Property Maintenance Code," published by the International Code Council, Inc., is adopted by reference, with changes and modifications as hereinafter set forth, the provisions thereof shall be controlling within the limits of the City of Mountain View as the "Property Maintenance Code of the City of Mountain View" with the same force and effect as set in this Chapter and in other applicable Chapters referenced in the Mountain View City Code.

One (1) copy of the International Property Maintenance Code is on file and open to public inspection in the building division of the community development department.

SEC. 25.300.10. - Title.

Subsection 101.1 of the 2024 International Property Maintenance Code is amended to read as follows:

101.1 Title. These regulations shall be known as the "Property Maintenance Code of the City of Mountain View," hereinafter referred to as "this code."

SEC. 25.300.15. - Authority.

Subsection 103.1 of the 2024 International Property Maintenance Code is amended to read as follows:

103.1 ~~Creation of agency~~ Responsible agency. The building division of the community development department is hereby ~~created~~ responsible for the enforcement of this code and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

SEC. 25.300.20. - Fees.

Subsection 104.1 of the 2024 International Property Maintenance Code is amended to read as follows:

104.1 Fees. The fees for activities and services performed by the ~~department-city personnel~~ in carrying out ~~its~~ their responsibilities under this code shall be ~~as established by the applicable governing authority~~ paid in accordance with the City's master fee schedule as adopted by the city council or the administrative penalty fee schedule as published by the city attorney's office.

SEC. 25.300.25. - Appeal Process.

Subsection 106.1 of the 2024 International Property Maintenance Code is amended to read as follows:

106.1 General. ~~In order to hear and decide appeals of orders, d~~Decisions or determinations made by the code official, relative to the application and interpretation of this code, ~~there shall be and is hereby created a board of appeals~~ are subject to appeal pursuant to the hearing process set forth in Chapter 1, Article II of the City Code. ~~The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedures for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official. Where this code refers to "appeal board" it shall mean the appeal procedures pursuant to Chapter 1, Article II of the City Code.~~

SEC. 25.300.30. - Abatement procedures.

Subsection 107.5 of the 2024 International Property Maintenance Code is amended to read as:

107.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure, or premises. All references to "abate" a violation in this code shall follow the abatement and appeals procedures as established pursuant to Sec. 25.8 through Sec. 25.8.10 of Chapter 25 of the City Code.

SEC. 25.300.35. - Stop work order.

Subsection 108.4 of the 2024 International Property Maintenance Code is amended to read as follows:

108.4 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 subject to fines ~~established by the authority having jurisdiction~~ in accordance with the city's adopted master fee schedule and/or administrative penalties as published by the city attorney's office.

SEC. 25.300.40. - Terms defined in other codes.

Subsection 201.3 of the 2024 International Property Maintenance Code is amended to read as follows:

201.3. Terms defined in other codes. Where terms are not defined in this code and are defined in the ~~International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code, International Zoning Code or NFPA 70,~~ such terms shall have the meanings ascribed to them as stated in those codes. California Building, Residential, Fire, Plumbing, Mechanical, and Electrical Codes or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes. Where this code refers to "International" Building, Existing, Residential, Fire, Fuel Gas, Plumbing, Mechanical, Electrical, Energy, or other International Codes, the term "International" shall be replaced with the word "California," where applicable, and shall have the meanings ascribed to them as stated in those codes.

SEC. 25.300.45. - Definitions.

Section 202 (General Definitions) of the 2024 International Property Maintenance Code is amended to add, or modify, the following definitions, to read as follows:

Section 202 General Definitions

CODE OFFICIAL. The official within the jurisdiction who is charged with the administration and enforcement of this code is the chief building official, or any duly authorized representative.

LEGAL OFFICER. The official within the jurisdiction who is charged with providing legal support to the code official, or any duly authorized representative, in implementation of this code, is the city of mountain view city attorney, or their designee.

SEC. 25.300.50. - Weeds.

Subsection 302.4 of the 2024 International Property Maintenance Code is amended to read as follows:

302.4. Weeds. Premises and exterior property shall be maintained free from weeds or plant growth ~~in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]~~ per the provisions of City Code Chapter 16, Article II. ~~Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers or gardens.~~

~~Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.~~

SEC. 25.300.55. - Exterior structures.

Subsection 304.14 of the 2024 International Property Maintenance Code is amended to read as follows:

304.14 Insect screens. ~~During the period from [Date] to [Date], e~~Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellant fans, are employed.

SEC. 25.300.60. - Occupancy limitations.

Subsection 404.4.4 of the 2024 International Property Maintenance Code is amended to read as follows:

404.4.4 Prohibited occupancy. Kitchens, bathrooms, hallways, sheds, garages or carports, unfinished spaces, nonresidential spaces, and other nonhabitable spaces prohibited by California law shall not be used for sleeping purposes.

SEC. 25.300.65. - Heating facilities.

Subsections 602.3 and 602.4 in the 2024 International Property Maintenance Code are amended to read as follows:

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during ~~the period from [DATE] to [DATE]~~ the duration of tenancy to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the ~~International~~ California Plumbing Code.
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during ~~the period from [Date] to [Date]~~ the duration of occupancy to maintain a minimum

temporary of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.