

ORDINANCE NO. 154, 2018  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
AMENDING CHAPTER 5, ARTICLE II, DIVISION 3, OF THE CODE OF THE  
CITY OF FORT COLLINS FOR THE PURPOSE AMENDING THE  
*2006 INTERNATIONAL PROPERTY MAINTENANCE CODE*

WHEREAS, since 1924, the City has reviewed, amended and adopted the latest nationally recognized building standards available for the times; and

WHEREAS, the City currently recognizes the 2006 International Property Maintenance Code at Chapter 5, Article II of the Code of the City of Fort Collins, with local amendments thereto (“IPMC”), which IPMC applies to all existing residential and nonresidential structures and all existing premises; and

WHEREAS, the IPMC constitutes minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance of such structures; and

WHEREAS, the City Council has determined that it is in the best interest of the health, safety and welfare of the City and its citizens that local amendments to the IPMC be further amended to clarify requirements pertaining to dangerous structures or premises and historical structures.

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That Section 5-47 of the Code of the City of Fort Collins is hereby retained in its entirety with the following amendments:

(1) *Section 108.1.5. Dangerous structure or premises* is hereby retained in its entirety with the following amendments:

**108.1.5 Dangerous structure or premises.** A structure or premises is dangerous if any part, element or component thereof is no longer within its serviceability limit or strength limit state as defined in this code or, when considered in totality, the structure or premises pose an imminent ~~threat~~ **danger** to the health and safety of the public or the occupants of the structure or premises as referenced in Appendix A of this code.

(2) A new *Section 110.1.1 Historical*, is added to read as follows:

**110.1.1 Historical.** Notwithstanding Subsection 110.1, for any site, structure, or object 50 years of age or older and subject to any of the processes contained in Chapter 14 of the Municipal Code that in the building official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsanitary or otherwise unfit for human habitation or occupancy, the building official shall order the owner to repair the site, structure, or object

to make it safe and sanitary unless the owner has complied with all applicable requirements of Chapter 14 or the building official has determined that such site, structure, or object is an imminent danger.

- (3) The definition of "Imminent Danger" found at *Section 202 General Definitions* is hereby retained in its entirety with the following amendments:

**IMMINENT DANGER.** An existing condition which that could is reasonably likely to cause immediate serious or life-threatening injury or death at any time.

Section 3. The City Attorney and the City Clerk are authorized to modify the formatting and to make such other amendments to this Ordinance as necessary to facilitate publication in the Fort Collins Municipal Code; provided, however, that such modifications and amendments shall not change the substance of the Code provisions.

Introduced, considered favorably on first reading, and ordered published this 18th day of December, A.D. 2018, and to be presented for final passage on the 2nd day of January, A.D. 2019.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk



Passed and adopted on final reading on the 2nd day of January, A.D. 2019.

  
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Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

