

**Section 4-5-130 is subject to an Administrative Code Interpretation: [CI-129](#)**

#### **4-5-130 INTERNATIONAL PROPERTY MAINTENANCE CODE:**

##### **A. INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED:**

The 2018 Edition of the International Property Maintenance Code (IPMC) is adopted as amended, added to, or excepted in this title, and shall be applicable within the City, except Chapter 1, Scope and Administration, and Sections 303, 307, 308, and 507, which are not adopted. The Construction Administrative Code, as set forth in RMC [4-5-060](#), shall be applied in place of IPMC Chapter 1, Scope and Administration. (Ord. 5710, 4-14-2014; Ord. 5810, 7-11-2016; Ord. 6010, 1-25-2021)

##### **B. AMENDMENTS:**

The following amendments to the Code are hereby adopted:

1. Section 301.2, Responsibility, of the 2018 Edition of the IPMC, is amended to read as follows:

**Responsibility:** The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this section.

2. Subsection 301.3, Vacant structures and land, of the 2018 Edition of the IPMC, is deleted in its entirety and replaced by the following:

**301.3 Vacant buildings:** All vacant buildings and premises thereof must comply with this Code. Vacant buildings shall be maintained in a clean, safe, secure and sanitary condition provided herein so as not to cause a blighting problem or otherwise adversely affect the public health, safety, or quality of life.

**301.3.1 Appearance:** All vacant buildings must appear to be occupied, or appear able to be occupied with little or no repairs.

**301.3.2 Security:** All vacant buildings must be secured against outside entry at all times. Security shall be by the normal building amenities such as windows and doors having adequate strength to resist intrusion. All doors and windows must remain locked. There shall be at least one operable door into every building and into each housing unit. Exterior walls and roofs must remain intact without holes.

**301.3.2.1 Architectural (cosmetic) structural panels:** Architectural structural panels may be used to secure windows, doors, and other openings provided they are cut to fit the opening and match the characteristics of the building. Architectural panels may be of exterior grade finished plywood or Medium Density Overlaid plywood (MDO) that is painted to match the building exterior or covered with a reflective material such as plexi-glass.

Exception: Untreated plywood or similar structural panels may be used to secure windows, doors and other openings for a maximum period of thirty (30) days.

**301.3.2.2 Security fences:** Temporary construction fencing may be used for a maximum period of thirty (30) days as a method to secure a building from entry.

**301.3.3 Weather protection:** The exterior roofing and siding shall be maintained as required in section 304.

**301.3.4 Fire Safety:**

**301.3.4.1 Fire protection systems:** All fire suppression and alarms systems shall be maintained in a working condition and inspected as required by the Fire Department.

**301.3.4.2 Flammable liquids:** No vacant building or premises or portion thereof shall be used for the storage of flammable liquids or other materials that constitute a safety or fire hazard.

**301.3.4.3 Combustible materials:** All debris, combustible materials, litter and garbage shall be removed from vacant buildings, their accessory buildings and adjoining yard areas. The building and premises shall be maintained free from such items.

**301.3.4.4 Fire inspections:** Periodic Fire Department inspections may be required at intervals set forth by the Fire Chief.

**301.3.5 Plumbing fixtures:** Plumbing fixtures connected to an approved water system, an approved sewage system, or an approved natural gas utility system shall be installed in accordance with applicable codes and be maintained in sound condition and good repair or removed and the service terminated in the manner prescribed by applicable codes.

**301.3.5.1 Freeze protection:** The building's water systems shall be protected from freezing.

**301.3.6 Electrical:** Electrical service lines, wiring, outlets or fixtures not installed or maintained in accordance with applicable codes shall be repaired, removed or the electrical services terminated to the building in accordance with applicable codes.

**301.3.7 Heating:** Heating facilities or heating equipment in vacant buildings shall be removed, rendered inoperable, or maintained in accordance with applicable codes.

**301.3.8 Interior floors:** If a hole in a floor presents a hazard, the hole shall be covered and secured with three-quarter inch (3/4") plywood, or a material of equivalent strength, cut to overlap the hole on all sides by at least six inches (6").

**301.3.9 Termination of utilities:** The code official may, by written notice to the owner and to the appropriate water, electricity or gas utility, request that water, electricity, or gas service to a vacant building be terminated or disconnected.

**301.3.9.1 Restoration of service:** If water, electricity, or gas service has been terminated or disconnected pursuant to section 301.3.9, no one except the utility may take any action to restore the service, including an owner or other private party requesting restoration of service until written notification is given by the code official that service may be restored.

**301.3.10 Notice to person responsible:** The code official may inspect the building and premises whenever the code official has reason to believe that a building is vacant, if there is a present

danger, to exercise the City's community caretaking function, or where otherwise authorized by law. If the code official determines that a vacant building violates any provision of this section, the code official shall notify in writing the owner of the building or real property upon which the building is located, or other person responsible, of the violations and required corrections and shall be given a time frame to comply.

**301.3.10.1 Alternate requirements:** The requirements and time frames of this section may be modified under an approved Plan of Action. Within thirty (30) days of notification that a building or real property upon which the building is located is in violation of this section, an owner may submit a written Plan of Action for the code official to review and approve if found acceptable. A Plan of Action may allow:

- 1) Extended use of non-architectural panels.
- 2) Extended use of temporary security fencing.
- 3) Extended time before the demolition of a building is required.
- 4) For substandard conditions to exist for a specific period of time, provided the building is secured in an approved manner. When considering a Plan of Action, the code official shall take into consideration the magnitude of the violation and the impact to the neighborhood.

**301.3.11 Enforcement:** Violations of this section shall be enforced according to the provisions and procedures of Chapter [1-10](#) RMC and subject to the monetary penalties contained therein.

**301.3.11.1 Abatement:** A building or structure accessory thereto that remains vacant and open to entry after the required compliance date is found and declared to be a public nuisance. The code official is hereby authorized to summarily abate the violation by closing the building to unauthorized entry. The costs of abatement shall be a lien against the real property and may be collected from the owner in the manner provided by law.

**301.3.11.2 Unsafe buildings and equipment:** Any vacant building or equipment therein declared unsafe is subject to the provisions of RMC [4-5-060](#) and the demolition provisions of RMC [4-5-060](#). (Ord. 6034, 11-15-2021)

3. Section 302.4, Weeds, of the 2018 Edition of the IPMC, is amended to read as follows:

**Weeds:** All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve inches (12") in height on developed property or twenty-four inches (24") in height on vacant land. All 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 and 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 the provisions of Chapter [1-10](#) RMC, Code Enforcement. (Ord. 6034, 11-15-2021)

4. Section 308, Rubbish and Garbage, of the 2018 Edition of the IPMC, is deleted in its entirety and replaced with a new Section 308, Residential Outdoor Storage, which shall read as follows:

**308 Residential Outdoor Storage:**

**308.1 Purpose:** The purpose of this section is to define and regulate the outdoor storage of materials on residential property while maintaining the character and use intended for single family residential neighborhoods.

**308.2 Allowed residential outdoor storage:** For RC and R-1 zoned properties, a maximum of four hundred (400) square feet of area may be used for outdoor storage. For R-4, R-6, and R-8 zoned properties, a maximum of two hundred (200) square feet of area may be used for outdoor storage. For R-10 and R-14 zoned properties, a maximum of one hundred feet (100') of area may be used for outdoor storage. Outdoor storage in excess of the above requirements is not permitted in the City of Renton.

**308.3 Prohibited areas for outdoor storage:** Outdoor storage is prohibited on residentially zoned property in the following areas:

Front yards

Side yards

Slopes greater than fifteen percent (15%)

Designated open spaces or restricted areas

Critical areas, including wetland, streams and associated buffer areas

**308.4 Emergency access:** Outdoor storage areas shall not prevent emergency access to the residential structure or any other building.

**308.5 Business related storage:** Materials stored outdoors on residentially zoned properties shall not be owned by or used in any business or industry including a home occupation business.

**308.6 Height limitations:** Materials stored outdoors on residentially zoned properties shall be neatly stacked and not exceed a height of six feet (6'). Tarps may not be utilized for cover outdoor storage.

**308.7 Firewood:** Firewood must be split, neatly stacked, and intended for use on the premises on which it is stored. Tarps may be used to cover firewood.

**308.8 Membrane structures:** Membrane structures are considered outdoor storage, and subject to the location restrictions in section 308.3. Such structures shall not exceed two hundred (200) square feet in area. Membrane structures shall be immediately removed or repaired in the event of disrepair or in the event of damage caused by weather, fire, collision, accident, or other forms of damage. Tarps and makeshift covers are prohibited for this use.

**308.9 Prohibited materials:** Shipping containers and other similar storage units do not qualify as accessory buildings on residentially zoned properties, and are prohibited. Hazardous materials are also prohibited for outdoor storage on residentially zoned properties. (Ord. 5710, 4-14-2014; Ord. 5917, 12-10-2018; Ord. 6010, 1-25-2021)

## C. COPY ON FILE:

At least one (1) copy of the adopted edition of the International Property Maintenance Code shall be on file in the office of the City Clerk. (Ord. 5549, 8-9-2010; Ord. 6010, 1-25-2021)



The Renton Municipal Code is current through Ordinance 6148, passed November 18, 2024.

Disclaimer: The City Clerk's Office has the official version of the Renton Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://rentonwa.gov/>

City Telephone: (425) 430-6502

Codification services provided by [General Code](#)