

## PROPERTY MAINTENANCE CODE

### Section 150.095. **ADOPTED.**

- (a) The *International Property Maintenance Code*, ~~2015 2012~~ edition, published by the International Code Council as amended, is hereby adopted as the property maintenance code to provide standards to safeguard life or limb, health, property, and public welfare by regulating, governing, and controlling the use, occupancy, conditions, and maintenance of all property, buildings, and structures within this jurisdiction and to provide for a just, equitable, and practicable method whereby buildings or structures, which from any cause endanger the life, limb, morals, property, safety, or welfare of the general public or their occupants, may be repaired, vacated, or demolished. The minimum requirements and standards of the ~~2015 2012~~ *International Property Maintenance Code* will become effective after ~~XXXXX, XX, 2015~~. **[change to 2016]**
- (b) The adoption of the *International Property Maintenance Code*, ~~2015 2012~~ edition, will become effective ~~XXXXX, XX, 2015~~. **[change to 2016]**
- (c) A printed copy as amended is on file with the city clerk.

### Section 150.096. **AMENDMENTS, ADDITIONS, AND DELETIONS TO THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE.** **[Change to 2012 2015?]**

The following sections and subsections of the property maintenance code adopted in this article shall be amended, added, or not adopted by the city as follows. All other sections or subsections of the ~~2015 2012~~ *International Property Maintenance Code* shall remain the same.

**101.1 Title.** These regulations shall be known as the *International Property Maintenance Code of the City of Sioux Falls, South Dakota*, hereinafter referred to as “this code.”

**Commentary:** *This simply inserts that these local modifications are applicable to the “City of Sioux Falls.”*

**[A] 102.3 Application of other codes.** Repairs, additions, or alterations to a structure, or changes of *occupancy*, shall be done in accordance with the procedures and provisions of the *International Building Code*, *International Existing Building Code*, ~~*International Energy Conservation Code*~~, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Residential Code*, ~~*International Uniform Plumbing Code*~~, and NFPA 70. Nothing in this code shall be construed to cancel, modify, or set aside any provisions of ~~the *International Zoning Code*~~ **[Chapter 158 Floodplain Development]** and ~~Chapter 160~~ **[Chapter 156 is Floodplain Management]** ~~Zoning~~.

**Commentary:** *This section references those codes that are adopted accessory to the property maintenance code. Because the City does not utilize the International Plumbing Code or the*

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*International Private Sewage Disposal Code, the references are eliminated and instead simply refer to the plumbing ordinance, which adopts the Uniform Plumbing Code mandated by the State Plumbing Commission. Because the City does not adopt the International Zoning Code, those actual sections relating to the Zoning ordinance and Floodplain development are added. At the national level, the International Existing Building Code has been added which was a local amendment in the previous cycle.*

[A] 103.2 **Appointment.** The [chief building services official, chief property maintenance inspector, and the property maintenance inspectors are designated as the code officials](#) and shall enforce the provisions of this code ~~be appointed by the chief appointing authority of the jurisdiction.~~

*Commentary: This clarifies that the Chief Building Official, the Chief Property Maintenance Inspector, and the Property Maintenance Inspectors are the designated code officials and the reference to an appointed position is eliminated.*

[A] 103.4.1 **Legal defense.** Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall [be afforded all the protection by the city's insurance pool and any immunities and defenses provided by other applicable state and federal laws and](#) be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit, or proceeding that is instituted in pursuance of the provisions of this code.

*Commentary: The 2015 IPMC created an editorially revision to clarify that personal liability includes both civil and criminal liability, and additionally created a subsection for "Legal defense" provisions under the "Liability" section. The local amendment continues to ~~insert~~ that an employee who enforces the code is protected from liability within the limitations of the City's insurance pool or any other applicable state or federal law.*

[A] 103.5 **Fees.** The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as ~~indicated in the following schedule~~ [established in Tables 1-A, 1-B, and 1-C of Section 150.017 of this code.](#)

[In addition, an administrative fee of \\$250 may be assessed for the preparation of bids and contracts to correct or abate a violation.](#)

*Commentary: Where a building permit is required to comply with the IPMC, the fees are found in Section 150.017 of the ~~Revised Code of Ordinances of Sioux Falls, SD.~~ To accommodate the time spent by staff in the preparation ~~of~~ bids and contracts, a \$250 cost may be charged.*

107.7 Extension of time agreement. If the code official determines that an extension of time will not create or perpetuate a situation imminently dangerous to life or property, the code official may grant an extension of time, not to exceed 180 days, in which to complete the work listed in the Notice and Order. Any extension shall not extend the time to appeal the Notice and Order. Any extension shall be agreed to in writing in a document containing the following:

1. A reasonable and acceptable schedule, setting forth specific dates to complete corrective action for each violation listed in the Notice and Order.
2. A signature of the responsible party.

**Commentary:** *This local modification gives a property owner an alternative to request an extension of time to abate code violations referenced in a Notice and Order. This simply waives any appeals for a request for an extension of time to complete work administratively.*

**[A] 110.1 General.** The *code official* shall order the *owner* or *owner's authorized agent* of any premises upon which is located any structure, which in the *code official's* or *owner's authorized agent* judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary, or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish, and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the *owner's* option; or where there has been a cessation of normal construction of any structure for a period of more than 18 months ~~two years~~, the *code official* shall order the *owner* or *owner's authorized agent* to demolish and remove such structure, ~~or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official. The structure must remain secured during the 18-month time period.~~

**Commentary:** *The national modification includes the "owner's authorized agent" as an alternate to only the owner of a property to be responsible for a property maintenance issue. The local modification continues to decrease the specified time period to commence a Notice of Demolition where there is a cessation of any work on a property that has been issued an active Notice and Order. The time period is decreased from 24 to 18 months. It is also clarified that the structure must remain secured at all times.*

**[A] 111.1 Application for appeal.** Any person directly affected by a decision of the *code official* or a notice or order issued under this code shall have the right to appeal to the Property Maintenance Board of Appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. The board is additionally charged with the review of all proposed changes to the property maintenance code and to submit recommendations to the responsible official and the city council. The board shall adopt rules of procedure for conducting its business. The board shall have no authority relative to the

[interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.](#)

*Commentary: Whereas the primary purpose of the Property Maintenance Building Board of Appeals is to review interpretations and/or requirements of a Notice and Order issued by the Property Maintenance Inspector, these modifications include the additional responsibilities of the board that relates to review of ordinances pertaining to property maintenance.*

[A] 111.2 **Membership of board.** The [Property Maintenance](#) ~~Board~~ of ~~Appeals~~ shall consist of ~~not less than three~~ [five](#) members who are qualified by experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The *code official* shall be an ex-officio member but shall have no vote on any matter before the board. The board shall be appointed by the chief appointing authority, and shall serve staggered and overlapping terms.

*Commentary: This changes the board to five members instead of the reference to three members in the national model code.*

[A] 111.2.1 **Alternate members.** [Not adopted by the city.](#)

*Commentary: Because of the local change of five members instead of the reference to three members in the national model code, alternate members referenced in this section are not required.*

[A] 111.4 **Open hearing.** Hearings before the board shall be open to the public. The appellant, the appellant's representative, the *code official*, and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of ~~not less than three members~~ [a minimum of two-thirds of the board membership](#).

*Commentary: This simply defines a quorum of three members for the board to conduct business.*

[A] 112.4 **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 administrative citations through the code enforcement process](#) ~~liable to a fine of not less than [AMOUNT] dollars or more than~~

*Commentary: This defines that the administrative citation through the code enforcement process is the means of enforcement for property maintenance code violations.*

**SECTION 113**  
**ASSESSMENTS**

**113.1 Special assessment.** The code official shall cause an account to be kept against each lot or parcel of the cost to the city for the correction and control of any vegetation nuisance during the growing season of each year, for the cost of sidewalk snow removal, for the cost of demolition and removal where the owner fails to comply with a demolition order, for the abatement of an unsafe condition which the owner fails to comply, and for the costs of emergency repairs. The costs shall be certified to the city finance director on or before August 1 of each year.

**113.2 Estimate of assessment.** The finance director shall prepare an estimate of the assessment against each lot or parcel for the correction and control of any vegetation nuisance for the preceding growing season, sidewalk snow removal, demolition, abatement of unsafe conditions, and emergency repairs, including therein the expense of levying such special assessment against each lot or parcel. Such estimates shall be submitted to the city council.

**113.3 Assessment hearing.** Upon the filing of the assessment roll with the finance director, the city council shall fix a time and place of hearing upon the assessment, not less than 20 days from the date of filing thereof. The finance director shall thereupon publish a notice of the time and place of hearing in the official newspaper one week prior to the date set for the hearing. The notice shall in general terms describe the improvement for which the special assessment is levied, the date of filing of the assessment roll, the time and place of the hearing thereon, and that the roll will be open for public inspection at the office of the city finance director and shall refer to the special assessment roll for further particulars.

In addition to the publication of the notice of hearing, the finance director shall mail a copy of the notice by first class mail, addressed to the owner of any property to be assessed for the improvements, at the address as shown by the records of the finance director. The mailings shall be at least one week prior to the date set for the hearing.

The owner of any lot or parcel of land against which a special assessment is to be so levied, or its occupant or person in charge, may appear before the council at such meeting to protest such assessment and to give reasons why such assessment should not be levied.

Upon the day so named, the council shall meet, and if they find the estimate correct and the actions of the code official resulting in the estimate to be in accordance with the provisions of this article, they shall approve the assessment by resolution and file such assessment roll with the finance director; or, if not correct, they shall correct or modify the estimate, approve the assessment as corrected or modified, and file such assessment roll with the finance director; or, if not in accordance with the provisions of this article, shall disapprove such assessment.

From the date of the approval and filing of such assessment roll with the finance director, the assessment shall be and become a special lien against the various pieces of property described in the assessment roll and shall be collected in a like manner as special assessments for public improvements.

**Commentary:** *The IPMC references the use of assessment where a cost of completing work is not compensated by a responsible party. Section 113 continues to be inserted to clarify the process for such assessments.*

**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, Uniform-International Plumbing Code, International Residential Code, International Zoning Code* ~~Chapter 1.6~~ 160: -Zoning, or NFPA 70, such terms shall have the meanings ascribed to them as stated in codes.

**Commentary:** *This specifies that certain terms that are defined or referenced in other codes are applicable. The reference to the International Plumbing Code is eliminated and the Uniform Code is inserted, and the ordinance section of the floodplain and zoning ordinance is specified.*

**302.4 Weeds.** Premises and exterior property shall be maintained free from all actively growing plants declared to be statewide noxious weeds by the state weed and pest control commission, all actively growing weeds declared by the county to be locally noxious, and all other nonwoody plants growing in the city to a greater height than 8" are noxious, dangerous, and unhealthful, and are hereby declared to be a nuisance. ~~weeds or plant growth in excess of~~ **JURISDICTION TO INSERT HEIGHT IN INCHES**. ~~Noxious~~ weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees or shrubs provided. This does not apply to cultivated flowers and gardens, vegetation that is being grown as a crop, livestock pastures, wildflower display gardens, right-of-way of rural section roads, or if the vegetation has been designated by the director of Sioux Falls parks and recreation as a natural area or native planting, or unimproved developments except for a 25' mowed buffer adjacent to the right-of-way.

**302.4.1 Duty to correct.** The occupant, person in charge, or owner of any lot or parcel of land in the city shall keep such lot, to include any abutting city right-of-way except as provided herein, free of such nuisance vegetation by cutting, spraying, or removal, as may be appropriate.

The code official has the authority to require compliance with this article on all property. The code official shall cause public notice to be given requiring all lots or parcels of land in the city to be kept free from all vegetation declared by Section 302.4 to be a nuisance.

Upon failure of the owner or owner's authorized agent having charge of a property to cut and destroy weeds after service of a notice, the owner or owner's authorized agent shall be subject to administrative citations in accordance with Chapter 40: Administrative Code Enforcement, of Title III, of the Revised Code of Ordinances of Sioux Falls, SD.

The notice shall provide that all vegetation determined to be a nuisance and left uncorrected shall be cut, sprayed, or removed by the city, and the cost thereof shall be billed to the property owner.

If the bill is left unpaid, the cost will be assessed against that property to include the cost of levying such special assessment.

The notice shall be by general public notice, published in the official newspaper once a week for two consecutive weeks, and shall be deemed sufficient to allow those actions authorized by this Chapter, including Section 302.4.2 and Section 113.

**302.4.2 Correction by city.** If the occupant, person in charge, or owner of any lot or parcel of land fails to correct any such vegetation nuisance as required within two days of the last publication of the general notice, as set forth in Section 302.4.1, the code official shall cause such vegetation to be cut, sprayed, or removed, and for such purpose the person allowed to do the work shall be allowed to enter upon any lot or parcel of land.

No person shall intentionally interfere or attempt to interfere with the cutting, spraying, or removal of such vegetation.

*Commentary: This section continues the administration of grass and weed abatements through the Property Maintenance division of Building Services. The provisions of the weed program are inserted into Section 302.4 of the IPMC. This defines grass in excess of 8 inches as a nuisance and requires the elimination of all noxious weeds, defines the duty to correct a grass or weed nuisance, and allows for city contractors to abate a weed or grass nuisance. Section 302.4 is modified to clearly indicate that cultivated flowers and gardens are not considered as nuisance weeds or grass. [change to inspectors?]*

**302.8 Motor vehicles.** Abandoned and inoperative vehicles shall be regulated by Chapter 93: Nuisances of Title IX Article III of Chapter 25 of the Revised Code of Ordinances of Sioux Falls, SD.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

**302.9 Defacement of property.** Placement of graffiti shall be regulated by Chapter 132: Offenses Against Property, of Title XIII Section 26-39 of the Revised Code of Ordinances of Sioux Falls, SD. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

*Commentary: This continues to reference Chapter 132 of Title XIII and the Police Department for the enforcement for a defacement of property or graffiti nuisance.*

**303.2 Enclosures.** Private swimming pools, hot tubs, and spas, containing water more than ~~18 24~~ ~~18 24~~ inches (457 ~~610~~ mm) in depth shall be completely surrounded by a fence or barrier not less than ~~42 48~~ inches (1017-1067 ~~1219~~ mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. ~~Where the self-latching device is not less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate.~~ Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced, or changed in a manner that reduces its effectiveness as a safety barrier.

**Exception:** Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

**Commentary:** *This section matches the existing ordinance in the ~~B~~building ~~C~~code and ~~R~~residential ~~C~~code that requires pools to be enclosed by barriers, specifically a minimum height of 42 inches instead of 48 inches for pools that have a depth in excess of 18 inches.*

**304.14 Insect screens.** During the period from ~~April 1~~ to ~~September 30~~, 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 repellent fans, are employed.

**Commentary:** *This inserts the time period that insect screening is required.*

**307.1 General.** Every exterior and interior flight of stairs having ~~more than four~~ ~~or more~~ risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, ~~or~~ ramp, or other walking surface.

**Exception:** *Guards* shall not be required where exempted by the adopted building code.

**Commentary:** *This changes when a handrail is required on a stair from more than four risers to four or more risers to be consistent with the residential code.*

**308.2 Disposal of rubbish.** Every *occupant* of a structure shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers pursuant to Chapter 57: Garbage and Recycling, of Title V of the Revised Code of Ordinances of Sioux Falls, SD.

**308.2.1 Rubbish storage facilities.** The *owner* of every occupied *premises* shall supply *approved* covered containers for *rubbish*, and the *owner* of the *premises* shall be responsible for the removal of *rubbish* in accordance with Chapter 57: Garbage and Recycling, of Title V of the Revised Code of Ordinances of Sioux Falls, SD.

**308.2.2 Refrigerators.** Refrigerators and similar equipment not in operation shall not be discarded, abandoned, or stored on *premises* without first removing the doors in accordance with Section 130.005: Keeping Discarded Iceboxes, Refrigerators or Airtight Containers Declared Nuisance, of Title XIII of the Revised Code of Ordinances of Sioux Falls, SD.

**308.3 Disposal of garbage.** Every *occupant* of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers in accordance with Chapter 57: Garbage and Recycling, of Title V of the Revised Code of Ordinances of Sioux Falls, SD.

**308.3.1 Garbage facilities.** ~~The owner of e~~Every dwelling shall be supplied supply with covered, outside garbage container in accordance with Chapter 57: Garbage and Recycling, of Title V of the Revised Code of Ordinances of Sioux Falls, SD.

**308.3.2 Containers.** The *operator* of every establishment producing garbage shall provide, and at all times cause to be utilized, *approved* leak-proof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal in accordance with Chapter 57: Garbage and Recycling, of Title V of the Revised Code of Ordinances of Sioux Falls, SD.

**Commentary:** With regard to garbage and rubbish, eCity ordinance already defines the process of abating a garbage or rubbish nuisance. This references Chapter 57: Garbage and Recycling of Title V; for Public Works and the Health Department as the enforcement criteria for abatement of garbage and rubbish nuisances.

**402.1 Habitable spaces.** Every *habitable space* shall have not less than one window of *approved* size facing directly to the outdoors or to a court. The minimum total glazed area for every *habitable space* shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

**Exception:**

1. Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be not less than 8 percent of the floor area of the interior room or space, but a minimum of 25 square feet (2.33 m<sup>2</sup>). The exterior glazing area shall be based on the total floor area being served.
2. The glazed areas need not be provided in rooms where artificial light is provided capable of producing an average illumination of six foot-candles (6.46 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

*Commentary: This provision allows for the use of artificial light as an alternate to window or natural light, which is consistent with the residential and building code.*

**404.1.1 Room area.** Every living room shall contain not less than 120 square feet (11.2 m<sup>2</sup>) and every bedroom shall contain not less than 70 square feet (6.5 m<sup>2</sup>). ~~and Bedrooms 100 square feet (9.33 m<sup>2</sup>) or less are allowed two occupants and~~ every bedroom occupied by more than ~~two~~ one persons shall contain not less than 50 additional square feet (4.6 m<sup>2</sup>) of floor area for each occupant thereof.

*Commentary: Section 404.5 defines provisions for overcrowding and references Section 404.1.1 to determine that amount of people utilizing a bedroom space. Whereas the minimum area of 70 square feet is maintained for a bedroom, the amendment defines that any bedroom up to 100 square feet allows two occupants, but that the number of occupants within a sleeping room is increased by one person for each 50 additional square feet of bedroom.*

**505.1 General.** Every sink, lavatory, bathtub or shower, drinking fountain, water closet, or other plumbing fixture shall be properly connected to either a public water system or to an *approved* private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs, and showers shall be supplied with hot or tempered and cold running water in accordance with the ~~International Plumbing Code~~.

*Commentary: This deletes the reference to the International Plumbing Code and simply references our ordinance that adopts the Uniform Plumbing Code.*

**602.2 Residential occupancies.** Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, *bathrooms*, and *toilet rooms* based on the winter outdoor design temperature for the locality ~~indicated in Appendix D of the International Plumbing Code~~. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

**Exception:** In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

*Commentary: This deletes the reference to the International Plumbing Code.*

**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 [September 1](#) to [April 30](#) 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 the ~~International 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.

*Commentary: This inserts the time period that a heating system is required.*

**602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat during the period from ~~to~~ [September 1](#) to [April 30](#) to maintain a minimum temperature 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.

*Commentary: This inserts the time period that a heating system is required.*