

## **Exhibit M**

### **HERMOSA BEACH MUNICIPAL CODE CHAPTER 15.24 INTERNATIONAL PROPERTY MAINTENANCE CODE**

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**15.24.010 Adoption of the International Property Maintenance Code.**

The 2024 International Property Maintenance Code (IPMC), published by the International Code Council, is adopted by reference, except as amended by this chapter. The IPMC regulates the maintenance, use, occupancy, sanitation, structural integrity, and safety of existing structures and premises within the City.

A copy of the IPMC shall be kept on file with the City Clerk for public inspection.

**15.24.020 Administration.**

- A. Administration of this chapter shall be governed by Chapter 15.02.
- B. References in the IPMC to the "Code Official" mean the Building Official of the City or their designee.
- C. References to the "Department of Code Enforcement" mean the Community Development Department.
- D. All inspection authority, enforcement authority, abatement authority, appeals, permits, stop-work authority, fees, and administrative procedures described in the IPMC shall be administered under Chapter 15.02.

**15.24.025 Jurisdiction-specific placeholders.**

Where the IPMC contains blank fields, unspecified numerical thresholds, or optional jurisdictional selections, such values shall be determined and administered by the Building Official under the standards of Chapter 15.02 and applicable sections of the Hermosa Beach Municipal Code. No numeric thresholds or inserted values are adopted unless expressly stated in this chapter.

#### **15.24.030 Definitions.**

For purposes of this chapter and the IPMC:

1. "Code Official" means the Building Official or designee.
2. "Jurisdiction" means the City of Hermosa Beach.
3. Any term referencing an enforcement agency refers to the authority established under Chapter 15.02.

#### **15.24.040 Unsafe structures and equipment.**

- A. The Building Official may declare any structure, building, premises, or equipment unsafe when it is unsanitary, structurally unsound, hazardous to life or property, a fire hazard, unfit for human occupancy, or otherwise poses a danger to public welfare.
- B. The Building Official may require repair, alteration, improvement, vacation, demolition, abatement, or other corrective action necessary to protect life and property.
- C. This section continues the City's prior authority under former Chapters 15.08, 15.24, and 15.56 relating to unsafe structures and dangerous buildings.

#### **15.24.050 Notices and orders.**

- A. Notices and orders shall comply with Chapter 15.02.
- B. Notices must:
  1. Identify the violations and required corrections;
  2. State the timeframe for compliance;
  3. State appeal rights; and
  4. Be served consistent with Chapter 15.02 and state law.
- C. Failure to comply with a lawful order of the Building Official is a violation.

#### **15.24.060 Emergency measures.**

- A. The Building Official may order immediate action when conditions pose an imminent danger.
- B. Emergency measures may include:
  - 1. Immediate vacation of the structure;
  - 2. Restricting entry;
  - 3. Temporary safeguards;
  - 4. Utilities shutoff;
  - 5. Emergency abatement; or
  - 6. Any action reasonably necessary to protect life or property.
- C. Emergency abatement may be performed without prior notice when necessary.
- D. The City may recover all costs incurred.

#### **15.24.070 Appeals.**

- A. Appeals of notices, orders, or determinations under this chapter shall be heard by the Administrative Hearing Officer pursuant to Chapter 15.02.
- B. Appeal timelines, filing procedures, notices, and hearing processes shall be administered under Chapter 15.02.
- C. The Administrative Hearing Officer may affirm, modify, or reverse the determination.
- D. The decision of the Administrative Hearing Officer is final.

#### **15.24.080 Repeal of prior housing and dangerous building regulations.**

- A. Former Chapter 15.08 (Housing Code), Chapter 15.24 (Abatement of Dangerous Buildings), and Chapter 15.56 (Property Maintenance Code) are repealed as of December 9, 2025.
- B. All authority, standards, and procedures previously located in those chapters are superseded by this chapter and the IPMC as adopted.
- C. Enforcement of housing, minimum maintenance, unsanitary conditions, unsafe buildings, unfit conditions, and dangerous buildings shall proceed under this chapter.

#### **15.24.090 Enforcement.**

- A. Violations of this chapter or the IPMC are enforceable under Chapter 15.02.
- B. Violations are declared public nuisances and may be abated by the City.
- C. Remedies include administrative citations, notices to correct, stop-work orders, nuisance abatement, withholding of permits or inspections, civil action, and any other remedy allowed under the Hermosa Beach Municipal Code or state law.

- D. The City may recover all enforcement, abatement, inspection, investigation, and legal costs.
- E. The Building Official may withhold inspections, suspend permits, or withhold issuance of a Certificate of Occupancy until violations are corrected and required documentation is approved.
- F. Enforcement remedies are cumulative and not exclusive.