

EXHIBIT B
AMENDMENTS TO THE 2024 EDITION OF
THE INTERNATIONAL PROPERTY MAINTENANCE CODE

Chapter 9
Redevelopment Area Property Maintenance Standards

SECTION 900—DEFINITIONS

900.1 Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this chapter, have the meanings indicated in this section.

900.2 Interchangeability. Words stated in the present tense include the future; the singular includes the plural, and the plural includes the singular.

900.3 Terms defined in other codes. Where terms are not defined in this chapter but are defined in Reno Municipal Code (“RMC”), such terms shall have the meanings ascribed to them in those codes.

900.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings according to the context and standard usage.

900.5 Parts. Whenever the words “property,” “structure,” “premises,” “building,” or “public right-of-way” are used in this chapter, they shall be construed as though they were followed by the words “or any part thereof.”

AESTHETIC TREATMENT. A surface treatment applied to boarded or covered openings, including paint, film, overlays, or graphic coverings, intended to replicate the appearance of windows or otherwise reduce the appearance of blight.

BOARDING OR BOARDING MATERIAL. Approved materials used to secure openings in a vacant structure, including exterior-grade plywood or equivalent structural material, installed in accordance with Section 907 and RMC 14.05.

BUSINESS. Any commercial establishment, enterprise, or activity operating within a structure or on a property, including the owner, employees, agents, contractors, or any person acting on behalf of the business.

EXCESSIVE WEATHERING. A condition in which paint, finishes, or structural materials exhibit deterioration such as cracking, peeling, fading, chalking, flaking, warping, dry rot, corrosion, or similar defects that impair appearance, legibility, or functionality.

GLARE. Unwanted or excessive brightness that adversely affects visibility, public safety, or pedestrian comfort.

PIGEON OR FOWL NUISANCE. The excessive presence or congregation of pigeons or other fowl, or the accumulation of droppings, nesting materials, carcasses, feathers, or related debris on or adjacent to a structure, where such conditions create a health hazard, damage property, contribute to the contamination of stormwater runoff, or otherwise constitute a nuisance.

PUBLIC RIGHT-OF-WAY. Any street, sidewalk, alley, walkway, or public passageway dedicated or otherwise legally established for public use.

PUBLIC TRASH RECEPTACLE. A waste container installed, maintained, or authorized by the City for general public use within the public right-of-way.

PROPERTY MAINTENANCE CODE. The International Property Maintenance Code ("IPMC"), as adopted and amended by RMC Chapter 14.05, together with the supplemental standards established in this chapter.

QUEUE LINE. A line of individuals waiting to enter a business or temporarily exiting to smoke or otherwise congregate, regardless of whether the line is formally organized by business personnel or formed spontaneously.

REDEVELOPMENT AREA. Areas defined in and governed by Chapter 279 of the Nevada Revised Statutes.

SIGN. Any device, structure, surface, or display that contains letters, words, symbols, graphics, or illumination used to identify, advertise, or communicate information, whether permanent or temporary.

SPILLOVER LIGHT. Light emitted from a fixture that extends beyond the intended illumination area and affects adjacent properties, building surfaces, or public spaces.

TEMPORARY SIGN. A sign permitted for placement within the public right-of-way during business hours in accordance with Section 902.3.

VACANT STRUCTURES AND LAND. A building, structure, land, or portion thereof that is not legally occupied, not actively used for its intended purpose, or lacking ongoing lawful operations, and which shows conditions consistent with non-occupancy as determined by the code official. Indicators may include discontinued utilities, absence of furnishings or business activity, unsecured openings, lack of active site use, or exterior or site conditions suggesting inactivity, such as overgrowth, unmaintained surfaces, or absence of lawful operations. Properties determined to be vacant may also be subject to the vacancy-related standards and maintenance requirements outlined in Section 907.

SECTION 901—SCOPE AND GENERAL REQUIREMENTS

901.1 Scope. The provisions of this chapter establish minimum property maintenance standards for all commercial properties or multi-dwelling unit residential properties, including but not limited to apartment complexes and condominiums, located within all redevelopment areas. These standards are supplemental to the requirements of this code. .

901.2 Purpose and intent. The redevelopment areas are essential to the City's economic vitality and long-term community investment. The purpose of this chapter is to ensure that properties within these areas are maintained in a clean, safe, orderly, and visually appealing condition to prevent nuisances, support business activity, and protect the quality of the built environment. These standards are intended to enhance the appearance and functionality of commercial and residential properties, encourage reinvestment, and promote a vibrant and welcoming environment for residents, businesses, and visitors.

901.3 Responsibility. Owners of structures, owners of properties, and owners of businesses operating within those structures shall be jointly and severally responsible for compliance with the requirements of this chapter. Properties with multiple unit owners shall not be exempt; the applicable association, including but not limited to a Homeowner Association, Property Limited Liability Company, Cooperative, or other organized body responsible for common areas, shall serve as the primary responsible party.

901.4 General. All building façades, exterior property areas, exterior windows, and abutting public rights-of-way shall be maintained in a clean, sanitary, and orderly condition at all times. Compliance shall include, but not be limited to, routine pressure washing, cleaning, and removal of debris as necessary to uphold the standards of this chapter. All discharges into the storm drain system shall comply with the Reno Municipal Code.

SECTION 902—SIGNS

902.1 General. All signs shall be maintained in good repair and in a clean, orderly condition. Signs must be free of dirt, debris, and visible deterioration, and shall not exhibit excessive weathering, tearing, breaking, structural instability, or any condition that renders the sign copy not clearly legible from the adjacent right-of-way. No sign shall contain inoperative or partially inoperative illumination or mechanical components.

902.2 Replacement. Partial replacement of a sign's copy is prohibited when the remaining, unreplaced portion exhibits excessive weathering, deterioration, or any condition that results in a visually inconsistent appearance. When such inconsistency is determined, the code official shall require repair or replacement of the entire sign copy or sign face to restore uniform and compliant appearance.

902.3 Abandoned or obsolete signs. Any sign or sign structure that no longer identifies a current or active business, use, or occupant, including signs associated with a business that has closed or ceased operations, shall be deemed abandoned. All sign copy, including but not limited to panels, cabinet inserts, window lettering, or any other message components visible

from the public right-of-way, shall be removed or fully obscured, within 30 days of business closure.

902.4 Temporary signs in the public right-of-way. Notwithstanding RMC Sec. 18.05.110 of the land development code, temporary signs, limited to one per business, may be placed within the public right-of-way during business hours only when all of the following conditions are met:

1. The sign is maintained in good repair and free from damage or deterioration;
2. The sign does not create, contribute to, or exacerbate any public nuisance or obstruction;
3. The sign is located on the sidewalk immediately adjacent to the property line or building façade; and
4. The sign maintains a minimum unobstructed pedestrian clearance of four (4) feet at all times.

All temporary signs shall be removed from the public right-of-way immediately upon the business closing or ceasing operations for the day.

SECTION 903—SIDEWALKS AND ALLEYS

903.1 General. In addition to the requirements of Reno Municipal Code Chapter 12.20, every person owning, leasing, renting, having charge or control of any property or structure shall maintain the abutting sidewalk, gutter, street edge, and alley in a clean and sanitary condition at all times. All garbage, animal waste, debris, litter, nuisance, and obstructions, including, but not limited to weeds, snow, ice, dead vegetation, refuse or waste materials of any kind, shall be removed promptly from all such areas. Personal property, including but not limited to storage containers, equipment, merchandise, or any other items, shall not be placed, stored, or allowed to remain within the public right-of-way, sidewalk, street, or alley abutting the property.

903.2 Required maintenance. Sidewalks and alleys that provide access to a property shall be kept clean, unobstructed, and free of accumulation at all times. It shall be the responsibility of the person owning, leasing, renting, occupying, or having charge or control of the property to sweep, wash, and clean all abutting sidewalks, alleys, and gutters along the full frontage and rear property lines as necessary to maintain compliance with this section. All discharges into the storm drain system shall comply with the Reno Municipal Code.

SECTION 904—LIGHTING

904.1 General. Exterior lighting shall be provided along all exterior walls of buildings. Such lighting shall be no less than 3 foot candles measured from the floor immediately adjacent to the exterior wall or no less than the minimum requirement standard for access ways as required by the Occupational Safety and Health Administration (OSHA). When there is conflict between the two requirements, the higher value requirement will apply. This requirement applies to all buildings, as well as open or unenclosed parking areas and vacant lots within redevelopment areas.

904.2. Operational standards. All exterior lighting installations shall be maintained in good repair and shall remain fully operational at all times. Fixtures shall not contain missing, damaged, or inoperative components and shall provide consistent and reliable illumination in accordance with code requirements. Lighting shall not produce glare, spillover, or any condition that creates a public nuisance.

SECTION 905—PUBLIC TRASH RECEPTACLES

905.1 General. Public trash receptacles within the public right-of-way for general public use shall not be used by businesses for the disposal of commercial waste. All businesses located within a redevelopment area shall obtain and maintain their own trash collection service in accordance with the requirements of RMC Chapter 10.08.

SECTION 906—QUEUE LINES

906.1 General. Queue lines located in the public right-of-way shall be delineated by approved temporary barriers, such as ropes, chains, or metal stanchions. Such barriers shall be removed during periods when the business is closed.

906.2 Location and clearance. Queue lines shall be maintained directly along the building façade and shall provide a minimum of four (4) feet of unobstructed sidewalk clearance to ensure ADA-compliant pedestrian access. Queue lines shall not obstruct or impede pedestrian travel, building exits, fire lanes, or access to adjacent properties.

906.3 Management of queue lines. Any business utilizing the public right-of-way for queueing shall provide sufficient on-site personnel to actively manage the queue line and prevent the creation of a public nuisance, unsafe condition, or obstruction, consistent with established enforcement practices.

906.4 Post-queue line cleanup.

Upon the business closing or ceasing operations for the day, all areas of the public right-of-way and adjacent private property used for queueing shall be cleaned and restored to a clean, sanitary, and litter-free condition. Such cleanup shall include removal of trash, debris, spills, food waste, smoking-related waste, and any other materials generated by queueing activity. Cleanup shall be completed immediately following removal of queue line barriers at end of business.

SECTION 907—VACANT STRUCTURES AND LAND

907.1 General. All vacant structures and land located within redevelopment areas shall comply with this section in addition to all other applicable laws, regulations, and requirements of the City. All vacant structures and land shall be required to be maintained in a clean, safe, sanitary, and secure condition at all times and shall not present the appearance of abandonment or blight.

907.2 Securing and boarding requirements. When a structure becomes vacant, all unsecured openings, including windows, doors, and other points of entry, shall be required to be secured within 24 hours of vacancy.

If glazing is missing, broken, or compromised, the structure shall be required to utilize approved boarding materials, which must include:

1. Exterior-grade plywood or equivalent structural material of minimum 5/8-inch thickness;
2. Tamper-resistant fasteners or bolt-through systems;
3. Installation in accordance with Appendix A (Boarding Standard) of the Property Maintenance Code; and
4. Protective treatment in compliance with Section 304.2 of the Property Maintenance Code.

907.3 Aesthetic treatment of boarded openings. Any structure that remains boarded for more than 30 consecutive days shall be required to install enhanced aesthetic treatments on all boarded openings, including but not limited to:

1. Painting or surface treatment designed to replicate intact windows (e.g., “window-film-style” façade treatment); or
2. Painting that matches the structure’s exterior façade to the satisfaction of the code official.

907.4 Ongoing Maintenance Standard. All vacant structures, whether secured by glazing, boarding, or other measures, shall be required to:

1. Maintain the appearance of an occupied and regularly maintained structure;
2. Prevent accumulation of debris, graffiti, refuse, or visible deterioration; and
3. Ensure that exterior areas, including façades and windows, do not display conditions indicative of abandonment.

Parcels of land without structures shall be maintained free of overgrowth, waste materials, or conditions indicative of non-occupancy.

Structures with intact and unbroken glass windows are exempt from the boarding-treatment requirements of Section 907.3.

907.5 Additional Security Measures. If the code official determines that a vacant structure or property cannot be adequately maintained in a clean, safe, sanitary, and secure condition, the following additional measures may be required:

1. Security fencing;
2. Tamper-resistant temporary safeguards;

3. On-site or contracted security patrol;
4. Any additional measures necessary to prevent nuisance, trespass, or hazard.

For the purposes of determining whether additional security measures are warranted, a property shall be subject to mandatory review when it incurs three (3) or more verified nuisance violations within any rolling 30-day period. Upon meeting this threshold, the code official shall evaluate whether the conditions indicate an inability to adequately maintain the structure or land in a clean, safe, sanitary, and secure condition, and may require implementation of any or all additional security measures listed in this section.

SECTION 908—VESTIBULES AND ALCOVES

908.1 Security of vestibules and alcoves. Vestibules and alcoves opening onto an alley or public right-of-way shall be secured when the building is unoccupied or the building is closed. A fixed or collapsing gate, door, or similar approved barrier shall be installed across the opening and shall be maintained flush with the adjacent building façade. Such barriers shall be kept in good repair and shall be capable of being opened outward to provide required emergency egress. Security barriers shall not obstruct the public right-of-way at any time. Temporary installations shall not be permitted for more than 30 days.

908.2 Use during business hours. Security barriers required by Section 908.1 shall remain in the open position at all times when the business is open or the structure is occupied.

908.3 Required signage. Entrances containing vestibules or alcoves, whether fronting an alley or public right-of-way, shall post in a conspicuous location visible from the public right-of-way informing the public of the prohibition of sitting or lying in doorways per RMC 8.12, unless the premises is regularly patrolled by on-site security and documentation of such patrols has been provided to the code official. The signs shall advise that violations may result in a misdemeanor citation and must be visible at night.

SECTION 909—PIGEON OR FOWL NUISANCES

909.1 Cleanliness and Maintenance. The exterior surfaces of all buildings, including but not limited to awnings, overhangs, eaves, canopies, balconies, ledges, architectural projections and recessed building elements, shall be maintained free of pigeon or fowl excrement, nesting materials, carcasses and other related debris. Such conditions shall be removed as often as necessary to prevent the accumulation of materials that create a nuisance, pose a public health risk, or contribute to deterioration of building components.

909.2 Required proofing and prevention. Buildings shall be provided with approved pigeon or fowl proofing measures to prevent roosting, nesting, or congregation. Proofing shall be maintained in good repair and shall include, but is not limited to:

1. Sealing of access points to prevent entry into or under roofs, overhangs, canopies, or structural voids.

2. Installation of approved deterrent devices, such as spikes, netting, wiring, tensioned cable, angled ledge guards, repellant systems, or other barriers designed to prevent roosting or nesting.
3. Elimination or covering of food sources, including improper waste storage, outdoor feeding, or exposed refuse that may attract pigeons or other fowl.

909.3 Owner responsibility. The building owner shall be responsible for ensuring that conditions conducive to pigeon or fowl activity are eliminated and that proofing measures remain functional at all times. Damaged or ineffective deterrents shall be repaired or replaced promptly.

909.4 Prohibited conditions. It shall be unlawful for any building to exhibit conditions that encourage the congregation of pigeons or other fowl, including unprotected ledges, open voids, persistent food sources, or accumulations of droppings or nesting material.

SECTION 910—LANDSCAPING MAINTENANCE

910.1 General. All landscape areas and plant materials located on private property shall be maintained in a healthy, vigorous, and non-deteriorated condition. Landscape areas shall be kept free of weeds, overgrowth, noxious and invasive species, litter, and debris at all times. Maintenance activities shall include, but shall not be limited to, weeding, watering, fertilizing, pruning, mowing, edging, mulching, and other necessary horticultural practices consistent with generally accepted standards.

910.2 Professional standards. All pruning and maintenance of shrubs and trees shall conform to the standards of the International Society of Arboriculture and/or the Tree Care Industry Association. Improper pruning practices such as topping, hatracking, or other disfiguring methods are prohibited.

910.3 Replacement of plant material. Dead, diseased, or damaged plant material shall be removed, replaced, or repaired within 30 days of identification. When seasonal conditions render immediate removal, replacement, or repair impractical, the property owner shall secure approval from the code official and provide a written schedule for completing the work at the earliest practicable time.

910.4 Required landscape areas. Landscape areas subject to this section shall include all planters, shrubs, trees, lawns, decorative beds, and any landscaping required by development approvals, certificate of occupancy, or RMC Title 18 ("Land Development Code").

910.5 Height and clearance requirements. To promote natural surveillance and maintain visibility of exterior property areas:

1. Shrubs and ground-cover vegetation shall be maintained at a height not exceeding two (2) feet above grade.
2. Tree canopies shall be maintained at a minimum clearance of six (6) feet above grade.

3. Exceptions may be approved by the code official where site specific conditions warrant.

910.6 Irrigation and watering systems. Where irrigation systems are installed, they shall be maintained in operable condition and adjusted to prevent overspray, runoff, or damage to public rights-of-way. Leaking or malfunctioning irrigation components shall be repaired promptly.

910.7 Prohibited conditions. The following conditions shall be prohibited:

1. Accumulation of weeds, dead vegetation, waste plant material, or litter.
2. Landscaping that obstructs sightlines at intersections, driveways, or building entrances.
3. Landscaping that encroaches onto sidewalks or public rights-of-way in a manner that restricts pedestrian access.
4. Failure to maintain required landscaping installed pursuant to development conditions.

SECTION 911—PROPERTY MAINTENANCE HOURS

911.1 Restrictions on Maintenance Activities. Property maintenance activities are prohibited between the hours of 11:00 p.m. and 6:00 a.m.

911.2 Restricted activities. The prohibited property maintenance activities referenced in Section 911.1 shall include, but shall not be limited to:

1. Leaf blowing or mechanical landscape maintenance;
2. Parking lot sweeping or mechanical cleaning;
3. Power washing, property cleaning, or similar noise-generating operations;
4. Any activity that creates noise, or disturbance perceptible at the residential property line.

911.3 Exemptions. The following activities shall be exempt from the restriction of this section:

1. Emergency operations necessary to protect life, safety, or property;
2. Business activities conducted with customers;
3. Other activities expressly approved by the code official due to operational necessity or public welfare considerations.

SECTION 912—WINDOWS

912.1 General. All windows and window glazing located on the ground floor, and any windows visible from the public right-of-way, shall be maintained in a clean condition free of the dirt, grime, residue, film, or any material that reduces visibility or creates the appearance of blight.

912.2 Upper-story windows. Windows located above the second story, or those not reasonably accessible without specialized equipment, shall not be required to meet the general standards outlined in Section 912.1. Such windows shall instead be maintained free of visible hazards,

severe neglect, broken glazing, missing components, or any condition that creates a blighted appearance when viewed from the public right-of-way.

912.3 Window condition and maintenance. All windows, including the glass and surrounding frames, shall be maintained in good repair, weather-tight, and free of cracks, breaks, or missing sections. Broken or missing window glass shall be replaced promptly with approved materials. Makeshift or unapproved temporary coverings are prohibited, except where approved boarding is required for vacant structures under Section 907. Prohibited coverings include, but are not limited to, cardboard, plastic sheeting, plexiglass or other non-rated plastic panels, tarps, fabric, paper, tape-affixed materials, painted-over glazing, plywood used as an improvised covering, or any other non-permanent material used to obscure or substitute for proper window glazing.

SECTION 913—GRAFFITI

913.1 General. Exterior surfaces of buildings, structures, fences, walls, windows, signs, and all other surfaces visible from the public right-of-way shall be maintained free of graffiti, tagging, etching, scratching, stickers, posters, or any other unauthorized marking.

913.2 Removal of graffiti. Graffiti shall be removed, painted over, or otherwise abated within 30 days of discovery or upon notice by the City. All abatement work shall be performed in a manner that restores the affected surface to a clean and uniform appearance.

913.2.1 City abatement program (opt-in). The City may perform graffiti abatement only when the property owner has opted in to the City's graffiti abatement program. Participation in the program does not relieve the property owner of responsibility for full compliance with this section.

913.2.2 Property owner restoration following City abatement. When the City provides abatement services under the opt-in program, such work may include the application of standard or non-matching paint colors used for rapid mitigation. Regardless of the City's preliminary abatement, the property owner shall remain responsible for repainting or restoring the affected surface with colors, materials, and finishes that match the original appearance. This restoration shall be completed within the compliance timeline specified in Section 913.2 unless otherwise approved by the code official.

913.3 Methods of abatement. Approved abatement methods may include cleaning, painting, resurfacing, repairing, or other treatments necessary to eliminate the unauthorized marking. Materials and finishes shall be compatible with the existing surface and, where repainting is required, shall match the original color and sheen to the greatest extent practicable.

913.4 Alternative compliance. Where strict compliance with the abatement timeframe or method is impractical due to site-specific conditions, the code official is authorized to approve alternative timelines or abatement methods when such alternatives achieve the intent of this section.

913.5 Ongoing maintenance. Exterior surfaces shall be maintained in a condition that prevents the reoccurrence of graffiti and deterioration associated with repeated abatement efforts.

SECTION 914—DUMPSTER AND WASTE ENCLOSURE

914.1 General. Dumpsters, waste containers, and recycling bins located within redevelopment areas shall be fully screened from public view. Screening shall be provided by a permanent enclosure, fencing, walls, gates, or other approved methods that effectively prevent the container and associated waste materials from being visible from the public right-of-way.

914.2 Screening standards. Enclosures and screening materials shall be maintained in good repair, kept in a clean and sanitary condition, and constructed of durable materials compatible with the principal structure or site design.

914.3 Alternative methods. Where site-specific conditions render full screening impractical, the code official is authorized to approve alternative screening methods or container placement that provides the highest level of concealment feasible while still meeting the intent of this section. This section shall not apply to dumpsters or waste containers operating under a valid permit issued pursuant to RMC Sec. 10.08.070.

SECTION 915—VIOLATIONS

915.1 Violations. Any violation of the provisions of this chapter shall be deemed a public nuisance and shall be subject to the enforcement remedies, penalties, and abatement procedures established in RMC Chapters 1.05 and 8.22.