



Department of
**Planning and Community
Development**
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The City Of Santa Cruz Adopted Changes to the 2015 International Property Maintenance Code

The City of Santa Cruz Has adopted the 2015 International Property Maintenance Code subject to the modifications and deletions set forth in Section 4.02.070 of the Santa Cruz Municipal Code. Below are the adopted changes referring to the building code sections.

102.7.2 Referenced Codes and Standards:

Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the most current code or standard shall take precedence.

303.2 Swimming Pools, Spas and Hot Tub Enclosures:

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610mm) in depth shall comply with Santa Cruz Municipal Code Chapter 18.32. Every outdoor swimming pool shall be completely surrounded by a fence or wall not less than five feet in height, which shall be so constructed so as to have no openings through which a four inch sphere can pass. The maximum vertical clearance from the ground to the bottom of the enclosure shall not exceed two inches. Access gates to such enclosures shall be both self-closing with a gate height of not less than five feet and self-latching with a latching device height of not less than 54 inches. Gates, fences and walls shall be of a design to discourage climbing and be free of protrusions or cavities that could serve as hand or footholds that a child under five could climb. Gates shall open away from the pool area. (See [Pool Safety Residential Requirements handout for more information](#))

307.1 Handrails and Guardrails:

Handrails and guardrails shall comply with the California Building Code. Every exterior and interior flight of stairs having more than four 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 34 inches (762 mm) in height or more than 38 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 42 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. (See [Stair Rail and Guard Requirements handout for more information](#))

505.4 Water Heating System:

A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless it is in a closet complying with California Plumbing Code Section 505. (See [Water Heater Installation Requirements handout for more information](#))

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 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

602.4 Occupiable Work Spaces:

Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

304.14 Insect screens:

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.

302.4 Height of Weeds:

Premises and exterior property shall be maintained free from weeds or plant growth in excess of eighteen (18) inches or as limited by ordinance.