

PROPERTY MAINTENANCE

What is needed and what is too much?

CURRENT NUISANCE CODE

- Nuisance Code is located in the Municipal Code, Chapter 18 - Environment, Article 2 – Nuisances which addresses rubbish, brush, and outdoor storage of materials
- Code Enforcement frequently addresses violations of Sec 16-280 Recreational vehicles and equipment, Sec 16-281 Inoperable vehicles , and Article X Signs sections within Municipal Code Chapter 16 -Development Code
- Code Enforcement has but less frequently sited violations of Municipal Code Chapter 10 – Building for building code and life safety violations

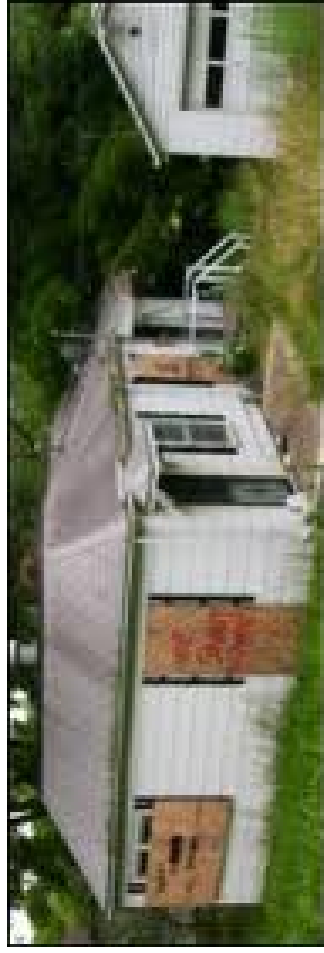
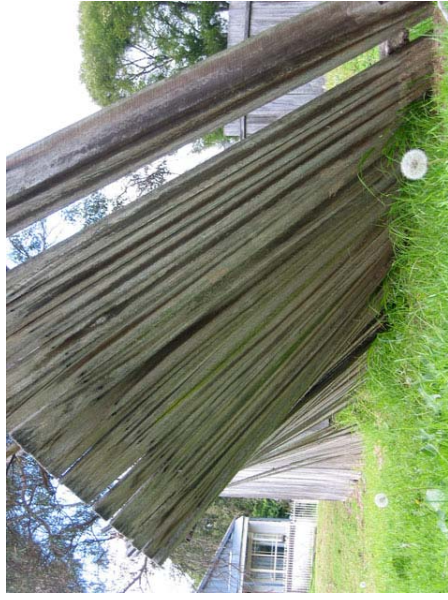


CUSTOMER REQUESTS (LAST 12 MONTHS)

- Exterior maintenance issues
 - Loose siding or roofing materials
 - Holes in exterior of building
 - Broken of missing windows that are either boarded up or covered with plastic
 - Falling fences or fences in disrepair
 - Houses perpetually under construction
 - All the above with the addition of the property being vacant
 - Repeat offenders of the Nuisance/Development Code



CUSTOMER REQUESTS (LAST 12 MONTHS)



PROPOSED ADDED CODE REQUIREMENTS

- Adopt Section 301 and 304 plus related definitions of the 2009 International Property Maintenance Code (IMPC) either by reference or directly into Chapter 18 of the Municipal Code

- **2009 International Property Maintenance Code[®]**

Technical Support(s) Code Related Questions(s) (License Agreement(s)) (ICC Online Bookstore)



2009 International Property Maintenance Code[®]

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PROPOSED ADDED CODE REQUIREMENTS

- Section 301 – General, governs minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property
- Section 304 – Exterior Structure, states the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so not to pose a threat to the public health safety or welfare.
- Code determines/defines unsafe conditions, protective treatments to prevent deterioration, and specific building elements that need to be maintained and kept in good condition



PROPOSED ADDED CODE REQUIREMENTS

- Adopt a Vacant Property Ordinance requiring property owners to register their property as vacant with the County and provide detailed contact information.
- Advise the property owner of their continued responsibility to maintain and secure the property
- Maintain a current list of vacant properties so they can be monitored as needed by Code Enforcement, Police Department, Fire Department or Department of Public Utilities



...ADDITIONAL POTENTIAL STEPS

- Increase fines for repeat offenders
- No longer extend building permits when little or no progress is being made.



VIOLATION NOTICE PROCESS

- Courtesy notices are delivered to the property owners when there is a complaint or identified code violation.
- The property owner has to respond to the Courtesy notice and a plan of action determined
- Property owner is given no less than two days but typically one week to thirty days to rectify the violation
- An extension is provided with good reason and progress is made
- Two and three courtesy notices are typically delivered before a citation is issued



VIOLATION NOTICE PROCESS

- Citation issued and case referred to the Municipal Court
- Plea entered
- Court date established if “not guilty” plea entered
- Fines/penalties assessed or case dismissed by Judge
- Process can be lengthy



CODE ENFORCEMENT STATISTICS

- 2012
 - 223 complaints
 - 87% corrected without citation
 - 3 cases cited and sent to the Municipal Court
 - Several cases are unresolved due to vacant or abandoned properties and generate multiple complaints
- 2013
 - 164 complaints to date



OUTREACH AND EDUCATION

- Quarterly flyer/door hangers educating community seasonally about what are frequent violations that time of year
- Seek partners in community who can assist those without the means to correct violations
- Participate in community events as educational opportunities regarding new property maintenance requirements



CHALLENGES

- Controversial topic – expect strong community opinions both in support and against
- MIA property owners of vacant properties
- Repeat Offenders
- Limited staff resources – currently CEDD only has one Code Enforcement Officer
- No formal County programs are currently in effect to assist those who may receive a Nuisance Code citation and do not have the means to correct it



NEEDED DIRECTION

- Is Council supportive of expanding property maintenance standards?
- As proposed or with suggested revisions?
- Is Council supportive of adding staff resources to Code Enforcement within the community to be more proactive?



NEXT STEPS

- Draft an ordinance expanding the code.
- Return to Council for a public hearing to adopt the code change.
- Kick-off public notification and education about the new code.
- Track improvements photographically



QUESTIONS?

