# Code Compliance

Community Development Advisory Board September 17, 2018

## Applicable Council Goals

- Revitalize and eliminate blight in Los Alamos and White Rock
- Implement the Comprehensive Plan with an emphasis on neighborhoods and zoning

## Overall approach

- Achieve compliance before any citation is initiated
- Be available to assist in addressing a violation with each resident or business
- Prioritize life safety hazards
- Strive to identify the larger or more visible concerns with respect to nuisances
- Every month Code Compliance Officers and supervisor do field inspections as a team to maintain consistency in the enforcement of the codes

## Overall approach

- Be sensitive to the emotional side of the process for the property owner
  - Also, interactions could become dangerous and in some cases have resulted in injury or death for code inspectors
- Are aware of the core property rights of owners
  - Plain view doctrine
  - Legal precedent regarding private property rights

#### Prior

- No policies and procedures
- No training program
- Supervision was inconsistent
- No big picture approach
- Inconsistent processes between staff
- Excel database tracking
- Inconsistent follow up

#### Now

- More proactive
- Policies and Procedures
- □ Trained Code Officers
- Systematic Approach and Routine
- Supervision
- More consistency in Field
- Energov Tracking

#### Processes and routines

- daily
- □ weekly
- □ staff meetings
- phone calls
- □ follow up
- court

#### Outreach

- □ Farmers Market
- County Fair
- Senior Talk in Los Alamos and White Rock
- North Mesa Stable Group
- Guerilla Gardner group
- □ HOA meetings
- □ KRSN

### Presentations to Council

- May 13, 2013 Work session discussion regarding expanding property maintenance requirements
- January 7, 2014 Regular session adoption of new property maintenance standards (Chapter 18)
- December 1, 2015 Introduction of three ordinances: Sidewalks/ROW maintenance,
  Unhitched Trailers
- January 5, 2016 Approval of three ordinances: Sidewalks/ROW maintenance,
  Unhitched Trailers
- August 23, 2016 Work session discussion of housing that included the vacant housing issue
- August 30, 2016 Introduction of ordinance re: snow removal from sidewalks
- September 27, 2016 consideration of snow removal ordinance fails to be adopted
- March 14, 2017 Work Session Update on Building Permits and Code Enforcement
- August 22, 2017 Work Session discussion regarding Neighborhoods and Code Enforcement

## training

2 Code Compliance Officers 40 hours of training each

#### **Topics**

- Abandoned and junk vehicles
- Dangerous building abatement
- High weeds and trash
- Home occupations
- Legal aspects of code compliance
- Minimum housing standards
- Sign regulations
- Attended "What is a weed" presentation by NM Extension

#### **Education Credits**

- 3.6 CEUs
- 3.60 hours International Code Council (ICC)

## Maintenance in Right of Way (2016)

- □ Sec. 18-33. Responsibility.
- (a) The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this Code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.
- (b) It is a violation of this chapter if the owner, agent, tenant, occupant, or person in charge of any property or premises fails to keep the public way or right-of-way, setbacks or sidewalks abutting or adjoining their property or premises clear and free of any public nuisance including weeds, as defined in <a href="mailto:section18-42">section 18-42</a>, trees, shrubs, limbs, other obstructions that prohibits or interferes with the safe use and travel of pedestrians over, through or on the public way or right-of-way, setbacks or sidewalk.
- (c) All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

### Maintenance in ROW





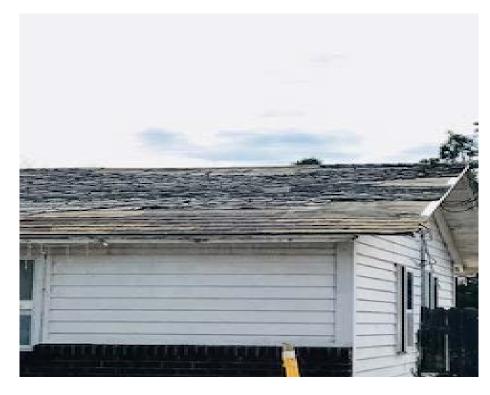














## **Expectation of Privacy**

 Land visible from a public area would not fall under the expectation of privacy



#### Commercial Intervention

- LA Inn demolition
- □ Old Smith's
- Black Hole





#### Commercial Intervention

□ Longview in White Rock







## County Property











