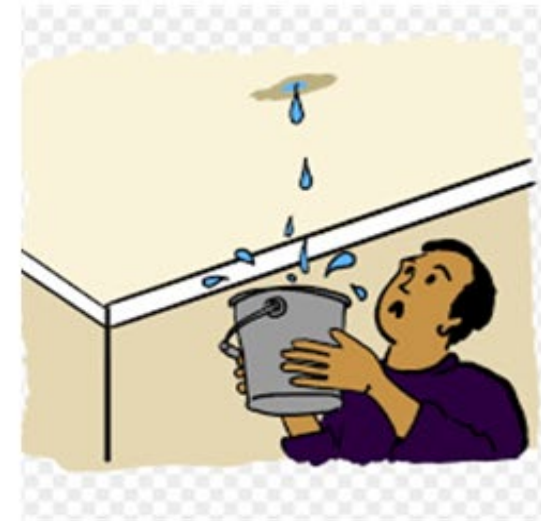
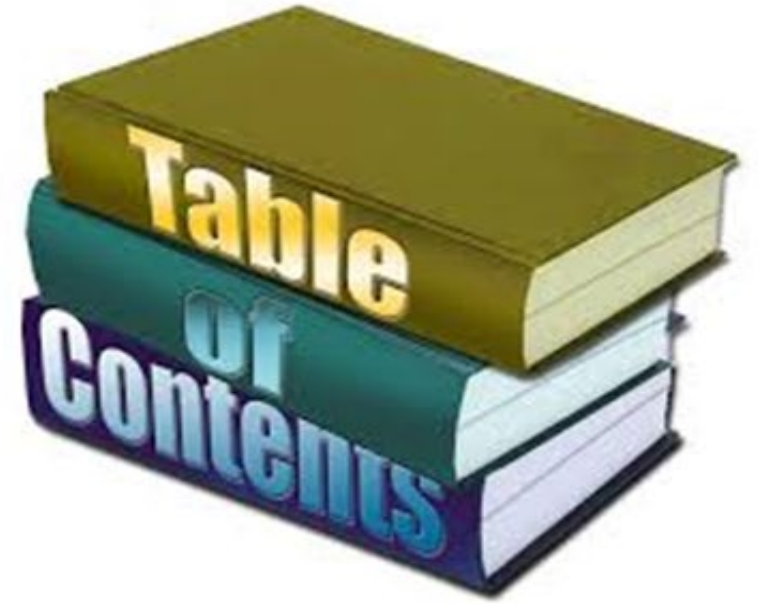


PROPOSED ADOPTION OF A PROPERTY MAINTENANCE CODE

Adopting the International Property Maintenance Code and consolidating existing code sections



- Codes to be Repealed
- Why Consolidate?
- Structure of Fines
- A Case from Inception to Close
- Improvement for City of Yakima...
- What the IPMC is, is not



City of Yakima Codes to be Repealed

- 11.07 1985 Uniform Building Conservation Code
- 11.10 Neighborhood Conservation Code
- 11.13 Apartment House and Hotel Safety Code
- 11.20 Uniform Housing Code
- 11.46 1991 Uniform Code for the Abatement of Dangerous Buildings
- 11.48 Minimum Standards for Vacant Buildings
- 11.56 Building Security



WHY CONSOLIDATE?

- NON-CONCURRENT CASES
- NO DUPLICATED CODES
- LESS CONFUSION
 - STAFF
 - CUSTOMER
- SIMPLER FINE STRUCTURE
- CONSISTENCY IN APPLICATION
- SIMPLICITY IS GOOD FOR ALL



STRUCTURE OF FINES

CURRENT CODES:



- Vacant Building Code
 - = Up to \$250 Civil Infraction
- Dangerous Building Code
 - = \$500 and/or 90 days in jail
- Uniform Housing Code
 - = \$100 to request an inspection
 - = \$250 and/or 90 days in jail
- Neighborhood Conservation Code
 - = \$200, \$300, \$600, \$1000 depending on circumstances
 - = May be modified by the director



IPMC PENALTY STRUCTURE

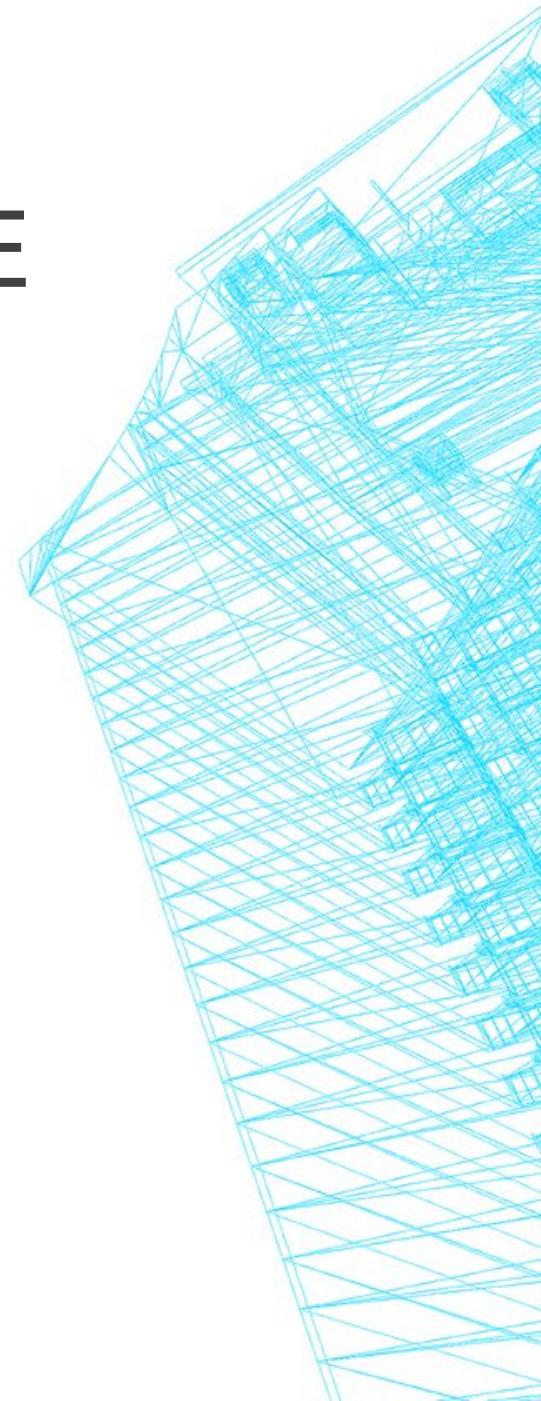
Code Compliance Penalties ^{1 2}

<u>Violation</u>	<u>Amount</u>
<u>No Abatement After Notice of Noncompliance Deadline</u>	<u>\$250</u>
<u>1st Offense as a Repeat Offender</u>	<u>\$500</u>
<u>2nd Offense as a Repeat Offender</u>	<u>\$750</u>
<u>3rd Offense as a Repeat Offender</u>	<u>\$1000</u>

REPEAT OFFENDER IS ONE WHO REPEATS THE SAME VIOLATION WITHIN 2 YEARS AFTER THE ORIGINAL CASE HAS BEEN ABATED/CLOSED

A CASE FROM INCEPTION TO CLOSE

- Site visit
- Phone call or friendly letter
- Give opportunity to self abate
- Call again or visit site again
- Send Notice of Non-Compliance
- Seek formal Voluntary Correction Agreement
- Send Notice of Illegal Conditions
- Assess fines/lien property
- Hand over to City Legal Department





IN OTHER WORDS...

- We give every opportunity to the customer before assessing fines
- Each notification provides time frames
- We are complaint based
- Last year we worked on 3576 cases
 - Only 15 led to fines being assessed on property

IMPROVEMENT FOR THE CITY OF YAKIMA

FOR NEIGHBORS...

The intent of the IPMC is to maintain a minimum level of public health, safety and welfare



- Helps maintain property values
- Addresses dangerous and dilapidated buildings
- Addresses public concerns
- Reduces crime from blight

IMPROVEMENT FOR THE CITY OF YAKIMA

LANDLORDS...

The intent of the IPMC is to maintain a minimum level of public health, safety and welfare



- Consistent application of codes
- Clarity: One code rather than several codes
- Minimum requirements for maintaining sanitary and safe structures
- Simpler penalty structure

IMPROVEMENT FOR THE CITY OF YAKIMA

TENANTS...

The intent of the IPMC is to maintain a minimum level of public health, safety and welfare

- Would still use the Landlord/Tenant Act
- Clear code application/expectations
- Goal is for safe, sanitary environment



IN SUMMARY

What the IPMC is not...

- A hammer for code compliance
- A money generator for the City
- An overbearing list of requirements
- The creation of new case types

What the IPMC is...

- A concise property maintenance code
 - A clearer approach to code compliance
 - A simplified penalty structure
 - A consolidation of similar codes
-