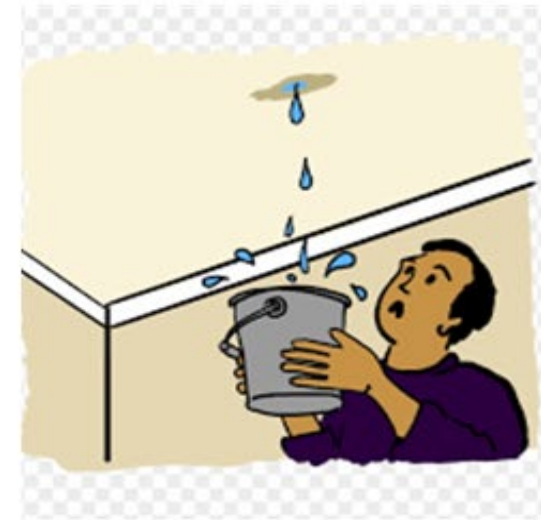
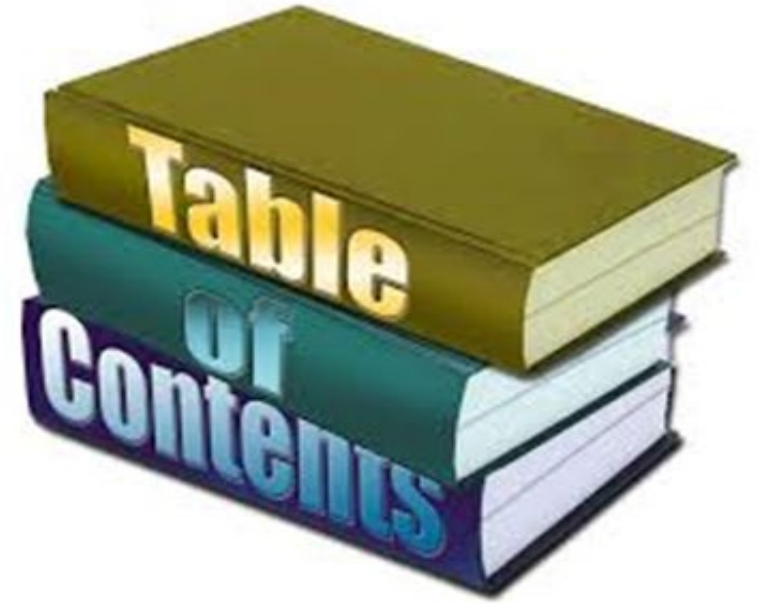


# PROPOSED ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)

- Adopting the IPMC
- Repealing current, multiple property maintenance codes



- Codes to be Repealed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# City of Yakima Codes to be Repealed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 <sup>1 2</sup>

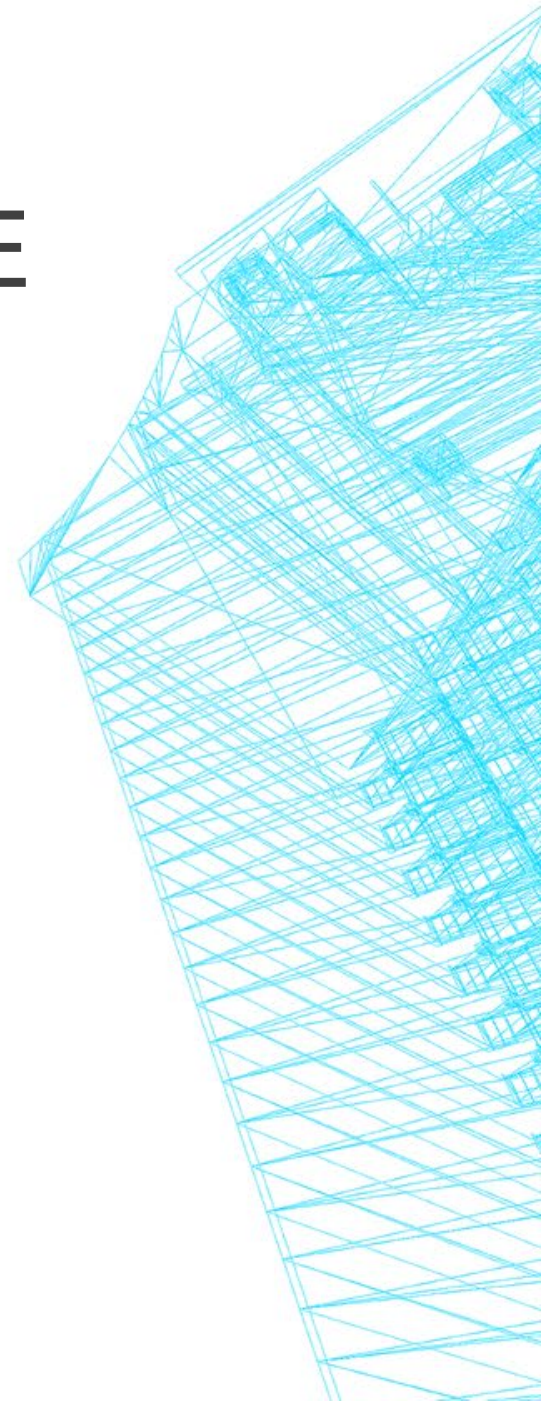
<u>Violation</u>	<u>Amount</u>
<u>No Abatement After Notice of Noncompliance Deadline</u>	<u>\$250</u>
<u>1<sup>st</sup> Offense as a Repeat Offender</u>	<u>\$500</u>
<u>2<sup>nd</sup> Offense as a Repeat Offender</u>	<u>\$750</u>
<u>3<sup>rd</sup> Offense as a Repeat Offender</u>	<u>\$1000</u>

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

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## 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
-

# EXAMPLE: MULTIPLE CONCURRENT ISSUES



# APPLY CURRENT CODES TO THE EXAMPLE:

- 11.10 Neighborhood Conservation (\$200-\$1000+ fines)
  - Deals with nuisance (exterior areas): securing the building (broken windows, etc.), junk and debris, conditions unfit for human habitation, structural defects, etc.
  - Specific procedure/process, notice posting, appeal, varying fines/penalties, definition of nuisance, etc.
- 11.20 1991 Housing Code (\$250.00 fine)
  - Deals with nuisance (exterior areas): dangerous exterior conditions (refrigerators, lumber, trash, debris, structural unsoundness (danger to the public), inadequate plumbing, sanitary conditions
  - Specific procedure/process, appeal, fines/penalties; definition of nuisance, conditions of unfitness
  - Different procedure/process, notice posting, appeals, fines, definitions than Chapter 11.10
- 11.46 1991 Dangerous Building Code (\$500.00 fine)
  - Deals mostly with structural conditions (with similarities to 11.10, 11.20)
  - Quotes the Housing Code for some definitions, but has its own unique definitions as well
  - Has specific procedure and notification requirements differing from 11.10, 11.20
- **ALL 3 CODES APPLY TO THE EXAMPLE; OTHER CODES APPLY AS WELL**



# IN THE EXAMPLE WE HAVE...

- Exterior junk (specifically defined)
- Miscellaneous debris
- Junk vehicles
- Dilapidated/dangerous building
- Premises unfit for human habitation
- Sanitary concerns (septic tank not functioning)
- Faulty electrical wiring
- Zoning issues (living in RV's/lot with no facilities)
- General unsafe conditions



# INSTEAD OF APPLYING A PLETHORA OF CODES...

- **The International Property Maintenance Code...**
  - Deals with the same issues as 11.10, 11.20, 11.46
  - Also, junk vehicles (9.47) and vacant buildings (11.48)
  - Has **one** list of definitions (similar to 9.47 11.10, 11.20, 11.46 combined), **one** process, **one** notice posting, **one** timeline, **one** appeal, **one** fine structure, **one** code!
  - Simple and clear for the public and staff
  - Provides excellent customer service