

Code Enforcement: Affordable Practices That can Reduce Nuisances and Blight

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Topics of Discussion:

- Property Maintenance Code and Adoption
- Effective Code Enforcement
- Interdepartmental teamwork
- Specific Case Discussions

International Property Maintenance Code

- Adopted by State as a permissive code
- Must be adopted by the jurisdiction by name
- Covers all processes that is needed to manage Code Enforcement Department
- Regulates both structures and property
- Applicable to Residential and Commercial
- Remember these are minimum standards
- Note: not for new construction



Adoption of the International Property Maintenance Code

- Local adoption is critical to enforcement
- Without proper adoption the code enforcement department has no authority to act
- Model legislation can be found in the beginning of the code
- Make sure that you include jurisdiction specific items in "Section 2"
- Modifications can be made by the jurisdiction
- Make sure to setup a Board of Appeals

IMPC covers minimum standards for:

- | | |
|-----------------------|---------------------------------------|
| • Exterior property | • Occupancy limitations |
| • Swimming Pools | • Plumbing systems |
| • Exterior Structure | • Mechanical and electrical standards |
| • Interior Structure | • Fire safety |
| • Rubbish and Garbage | |
| • Pest Elimination | |

Effective Code Enforcement

- Be consistent
- Follow IMPC guidelines for Notices and Orders
- Have a helpful attitude
- Use the court system as a means to compliance
- Be prepared to pay for compliance when necessary
- Technology can make your department more productive
- LexisNexis
- Palmetto Property Maintenance Association

Interdepartmental Teamwork

- By-weekly meetings
- Police, Community Development, Code Enforcement, Legal and Fire
- Common issues and problems
- Provide assistance with rehabilitation projects
- Assist property owners in resolving property maintenance violations
- Work closely on Demo and rebuild projects
- Make referrals to owners who may not be able to maintain property
- Work with property owners/managers to address quality of life issues in multi-family communities












