

MEMORANDUM

To: City Council

From: Glenn Denman, Code Administration Manager

Date: February 18, 2021

RE: International Property Maintenance Code

On February 16, 2021, the City Council voted to add to the March 2, 2021 meeting a discussion of possible amendments to the International Property Maintenance Code (IPMC) that may accommodate landlords. Below are some code sections from the IPMC that may be pertinent to this discussion.

1. 301.2 Responsibility. 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 that are not in a safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, safe and sanitary condition that part of the... unit they occupy and control.
2. 302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.
3. 305.1 General (interior structure). The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more non-residential occupancies shall maintain, in a clean and sanitary condition, the shared public areas of the structure and exterior property.
4. Under Section 309 Pest Elimination, occupancy is divided up into 4 groups. The section starts out with 309.1 (Infestation). Structures shall be kept free from insect and rodent infestation (by prompt extermination).
 - a. 309.2 Owner. The owner of any structure shall be responsible for pest elimination within the structure, regardless of whether the structure is owner-occupied or leased.
 - b. 309.3 Single Occupant. The occupant of a one family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.
 - c. 309.2 Multiple Occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation, in the area occupied, the occupant and owner shall be responsible for pest elimination.
 - d. 309.5 Occupant. The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.
 - i. Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for pest elimination.