

2018 International Property Maintenance Code



LEE'S SUMMIT
MISSOURI



Yours Truly

Background

- Code Enforcement/Property Maintenance
- Reactive Enforcement
- 4 NHS Officers/65.87 square miles
- Our Goal Compliance/Abatement Not Court
- “Shrink The Box” Approach

Background

- Chap 16, UDO, Storm Water PP, Solid Waste PP, CIAA
- Last Updated In 2000
- Current Code Based On 2000 IPMC

Goals with Adoption

- Update existing code to address modern conditions
- Improve safety and health of property
- Maintain quality of property for businesses and residents

2018 IPMC Review Process

- City Staff Review (Spring 2018)
- Citizen Feedback Panel (June-July 2018)
- City Staff Review of Feedback (August 2018)
- Board of Appeals Review (August 2018)
- CEDC Review (Tonight)
- City Council (Estimated December 2018)
- Effective Date 4/1/19

Citizen Feedback

- Two main questions from Citizens:
 - Should the city be enforcing conditions inside a property?
 - Will enforcement officers be over zealous with enforcement?
- Overall well received

Points of Contention

- Snow and Ice removal from sidewalks (Section 302.3)
 - Not currently an ordinance
 - Mixed feedback
 - Can be required through an HoA
 - No consistency across the Metro
 - Required: Kansas City, MO, Kansas City, KS/Wyandotte County
 - Not Required: Overland Park, Olathe, Independence, Blue Springs

Points of Contention

- Maximum Grass Height (Section 302.4)
 - Currently established at 10 inches
 - No argument against that length during review
- Maintenance of Interior Surfaces (Section 305.3)
 - Heavily resisted code by citizens
 - Subjective as to when paint has “failed”
 - Staff recommends striking section