

# Property Maintenance Follow Up

January 8<sup>th</sup>, 2025



**LEE'S SUMMIT**  
MISSOURI



*Yours Truly*

# Topics

- Protective Treatment
- Commercial Property Maintenance



# Researched Cities



- Blue Springs, MO
- Columbia, MO
- Lenexa, KS
- Olathe, KS
- Overland Park, KS
- Carmel, IN
- Franklin, TN

# Protective Treatment



- Lee's Summit currently uses the 2018 International Property Maintenance Code (IPMC)
  - Working to adopt the 2024 International Property Maintenance Code in 2025.
    - Protective Treatment code will not change with new code adoption.
- 304.2 Protective Treatment

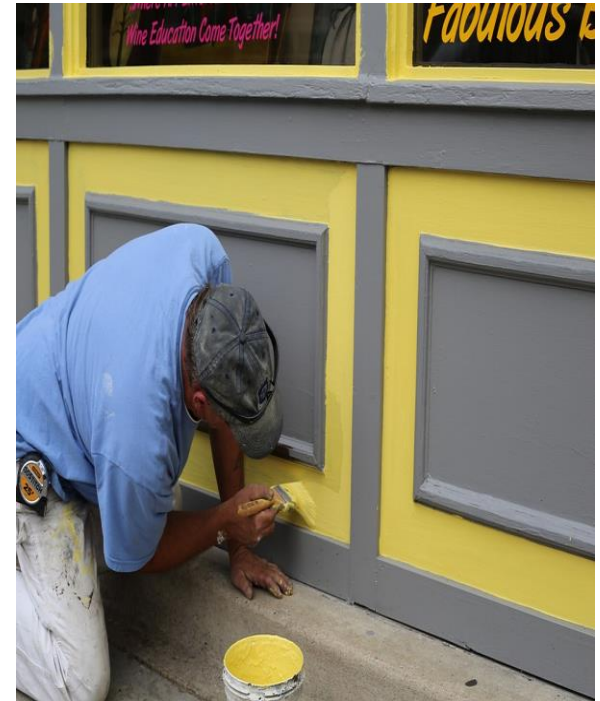
In summary, the code states that protective treatment refers to exterior surfaces being maintained in good condition and protected from the elements and decay by painting or other protective covering and treatments.

# Protective Treatment

- Majority of comparable cities have also adopted the 2018 IPMC and use officer discretion when determining if a violation exists.
- Only variance is Lenexa, KS.
  - Will enforce if 25% + of the surface area of one side of a structure or component (garage door, window, etc.) has a violation.
- Our department recommendation is to maintain current process.

# Commercial Property Maintenance

- Comparative cities enforce the same codes for commercial as they do residential. Lee's Summit does as well.
- Landscape and trash is cited most often.
- We refer to the Final Development Plan when asking properties to replace/remove landscaping and trees. Comparative cities mentioned this method as well.
- Department recommendation is to maintain current process.



# Repeat Offenders

- Communication
  - Contact via phone, email & site visits
- Education
  - Why are codes important
- Written plan
  - Progress, check-ins and deadlines
- Court & Probation





# Questions?





# Grass: How tall?



6"

Carmel, IN

8"

Overland Park, KS

Olathe, KS

Lenexa, KS

Blue Springs, Mo

Franklin, TN

10"

Lee's Summit, MO

12"

Columbia, MO

**Department recommends no change to current enforcement height of 10".**