

ARTICLE II. GENERAL REQUIREMENTS

Sec. 16-201. International Property Maintenance Code amended; Section 302.2 Grading and drainage.

Section 302.2 Grading and drainage is hereby amended as follows: Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

Exception: Approved retention areas and reservoirs.

302.2.1. Drainage regulations. Minimum standards: All drainage facilities shall be designed to carry waters to the nearest drainage way, storm sewer conveyance, or other approved point of collection and conveyance. Erosion of ground in the area of discharge shall be prevented by installation of erosive control devices. Unless specified drainage ways and swales are specifically approved by the Code Official, abutting property lines between dwellings shall be designed to function as drainage ways. The toe of slopes shall set back from the property line a minimum of one-foot. The area surrounding the building foundation shall have a drainage gradient as provided for in the International Residential Code or International Building Code, as amended from time to time.

A. **Stormwater Best Management Practice Maintenance.** The Director of Development or his/her designee shall inspect, or require inspection of, each water quality structural and non-structural water postconstruction Stormwater Best Management Practice (BMP) according to the following minimum requirements:

1. Inspections shall occur annually by the Director, or by the post-construction BMP owner or operator. If completed by the BMP owner or operator, this inspection report shall be submitted to the Director for evaluation and review.
2. A minimum of 60% of all water quality post-construction BMPs shall be inspected by the Director within the five-year permit cycle. This shall include installations with ongoing or open enforcement issues.

302.2.2. Prohibited conduct. No person shall allow or cause any:

- A. Obstruction to be created, installed or maintained within any drainage way, detention facility, or engineered swale which will create ponding on adjacent property, divert water onto the adjoining property, or impede drainage. Fences may be erected in such areas provided they do not unnecessarily restrict the flow of water.
- B. Water from intermittent sources such as discharges from sump pumps, downspouts, foundation drains, swimming pools, swimming pool backwashes, or other similar sources excluding lawn sprinklers to be discharged closer than: Five (5) feet to any adjoining property line.
 1. Five (5) feet to any adjoining side or rear property line(s).
 2. The platted right-of-way line where no public sidewalk or paved pedestrian walkway exists unless specifically approved by the City Engineer.

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3. Five (5) feet to any edge of a public sidewalk or paved public pedestrian walkway unless specifically approved by the City Engineer.

302.2.3. Enforcement. Where such conditions exist and the Code Official has given written notice of the violation, the owner of the property shall take appropriate measures to eliminate the problems caused on the adjacent property, within the time period stated in the notice, and failure to do so shall be a violation of this chapter.

(Ord. No. 8583, § 1, 3-19-2019)