

City Council adopted a packet of ordinances to address the issue of building permits. Below is a synopsis of the changes that were adopted.

1. Section 107.5 of the International Property Maintenance Code was repealed. This section of the code made it unlawful for an owner who had received a notice of violation to transfer the property without addressing the violation or providing a notarized statement from the buyer that they would address the violation.
2. Adopted an administrative rule requiring a written complaint in cases where there is an issue regarding previously unpermitted work in a residential property for sale. The rule requires that upon receipt of a written complaint, the city will ask the owner for permission to inspect. Should the owner decline, a note will be put in the file and no other action taken. The note will not infer motive on the part of the owner or that unpermitted work has been done.
3. Adopted an ordinance to clarify that property owners will be held to a “reasonable compliance” standard with regard to the International Property Maintenance Code rather than a strict or literal compliance standard.
4. Adopted a rule that egress windows will not be required if the property was permitted at the time of construction.
5. Adopted a rule establishing inspection practices for remodels and additions. Inspections will be limited to 1) the area of actual construction, 2) for the purpose requested, and 3) remediate obvious health and safety issues plainly visible in the area being inspected.
6. Adopted a rule allowing for issuance of after-the-fact building permits for previous remodels or addition work that meets certain conditions.
7. Adopted a rule allowing homeowners, tenants or property managers to request a non-enforcement inspection for health and safety. The inspection will include egress windows, smoke detectors, carbon monoxide detectors, combustion air to fuel burning appliances and drywall protection under the stairs. Information on the benefits of egress windows will be provided.

The City will form a committee to conduct a further review the Property Maintenance Code and make recommendations to City Council.