

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 25, 2016
	Agenda Item No. 43 Roll Call No. <u>16-1230</u> Communication No. <u>16-398</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Amendment to Chapter 60, the Residential Rental Maintenance Code, of the Municipal Code of the City of Des Moines.

SYNOPSIS:

The amendment strikes the current Chapter 60 in its entirety and enacts a redrafted ordinance to clarify policies and procedures, strengthen enforcement and incorporate the 2015 International Property Maintenance Code.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Move from a minimum compliance code to a Residential Rental Maintenance Code.
- Include new definitions:
 - *Good condition* means no obvious maintenance required with all major components and materials still functional and contributing toward the extended life expectancy of the structure(s) and premise.
 - *Good repair* means fit for human habitation in accordance with all health codes. Everything operates as it should and the property is clean and well maintained inside and out. There is no wasting or neglect of the property and it is maintained in good condition.
 - *Workmanlike* means repairs, maintenance work, alterations or installations that are a request directly or indirectly by the enforcement of this code which shall be executed and installed in accordance with the manufacturer’s instructions and executed in a skilled manner, generally plumb, level, square, in line, undamaged, without marring adjacent work, using compatible materials approved for the use, like in nature and look to remaining material if there is a partial replacement or repair to maintain the structure and premise in good condition.
- Longer certificates for properties that are well maintained.
- Shorter for those who have a limited number of violations or owe taxes or enforcement costs.
- Very short certificates for those who have many violations, owe taxes or enforcement costs.
- Renewal inspections to be in alternating seasons.

- Renovation agreements, modifications, variances;
 - The process will be standardized.
 - The request must be submitted in writing.
 - Staff will assess the request.
 - A written approval or denial will be issued.
 - Appeal to housing appeals board.
 - Record of the outcome will be kept in the files.
- Clarifies appeals process to the Housing Appeals Board.
- Adoption of the 2015 International Property Maintenance Code.

PREVIOUS COUNCIL ACTION(S):

Date: September 26, 2011

Roll Call Number: [11-1656](#)

Action: [Repealing](#) Chapter 60 of the Municipal Code and enacting a new Chapter 60, regarding neighborhood inspection rental code, real estate installment contract sales inspection and residential public nuisance code. Moved by Hensley that this ordinance do now pass, [#15,048](#). Motion Carried 7-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Administration Building, 400 E. Court Avenue Ste.116. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.