

2015 International Property Maintenance Code

Duties and Powers of the Code Official-The code official is hereby authorized and directed to enforce the provisions of the code. The code official has the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions.

Inspections-The code official shall make all of the required inspections and shall accept reports of inspections by approved agencies or individuals.

Right of Entry-Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has probable cause to believe that there are violations within the structure, the code official is authorized to enter the structure within reasonable times.

Identification-the code official shall carry proper ID when inspecting the structure.

Notes and Records-The code official shall issue all necessary notices to insure compliance and shall keep official records of all business and activities.

Violations-Whenever the code official determines that there has been a violation, notice shall be given to the owner of the property.

Form- 1. Should be in writing, 2-include a description of the real estate owner verification, 3-Include a statement of the violations and why the notice is being issued, 4-Include a correction order allowing reasonable time to make the repairs to bring the violation in compliance, 5-Inform the property owner the right to appeal, 6-Include a statement of the right to file a lien if necessary.

Unsafe Structures & Equipment-An unsafe structure is found to be dangerous to the life, health, to the property owner, safety of the public or safety of the occupants. Some examples would be: lack of maintenance, is insanitary, vermin or rat infested, contains filth or contamination, lacks ventilation, non-working or lack of essential equipment.

1. Any door or exit passageway that does not conform to building code, is worn loose or otherwise deemed Insafe.
2. Any portion of a building or structure that has been damaged by fire, earthquake, wind, water, deterioration, abandonment or vandalism.
3. The building is clearly unsafe for use or occupancy
4. Any building that exists or is maintained in violation of any specific requirement.
5. Has lack of sufficient proper fire-rated construction.

Emergency Measures-Imminent Danger- When it's the opinion of the code official that there is danger of failure or collapse of a building.

Demolition-The code official shall order the owner after the review being so deteriorated, unsafe, insanitary or otherwise unreasonable for human habitation, shall order the owner to demolish or remove such structure.

Stop Work Order-Whenever the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner shall be permitted to issue a stop work order.

Exterior Property Areas-Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Sidewalks and Driveways- Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

Rodent Harborage-Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found shall be properly exterminated and not injurious to human health.

Motor Vehicles-Except as provided for in other regulations, on inoperative or untagged motor vehicle shall be kept parked, kept or stored on any premises.

Weeds & Grass-Exterior property shall be maintained free from weeds or plant growth in excess of 10 inches high at all times. Noxious weeds shall be prohibited.

Premise Identification-Buildings shall have approved address numbers placed in a position to be visible from the street fronting the property.

Rubbish & Garbage-Exterior property and the interior of every structure, shall be free of any accumulation of rubbish or garbage.

Disposal of Rubbish-Shall be disposed of in a clean and sanitary manner.

Refrigerators and similar appliances and indoor unholstered furniture shall not be stored on a porch or outside the dwelling. It should be disposed of properly

Open Air Burning Regulations-1-A person may not engage in open air burning except under the following conditions: There is a natural or constructed fire break at least 10 feet wide complete around the material to be burned that is free of flammable items, 2- adequate personnel and equipment are present to help fire from escaping, 3-at least one person remains at the location of the fire until it is complete out, 4-burning occurs between the hours of 4pm and midnight.

The Process

1. A letter is sent to the property owner explaining the violation with an ample amount of time to get violation corrected.
 2. Second letter to property owner if violation is not corrected within the allotted time period, the town will do the following: outsource correcting the issue and will bill the property owner accordingly or will fine the property owner until the violation is resolved depending on the violation with an ample amount of time to pay or a ticket will be issued to the property owner and a copy will be sent to district court and the town attorney to begin court proceedings.
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Please contact the Barclay Town Office if you wish to obtain more information on any of the codes in the book.