



MEMORANDUM

TO: Mayor and City Council
FROM: Keith Barker, City Manager
DATE: May 28, 2015
SUBJECT: Questions Regarding Adoption of International Property Maintenance Code

As you all are aware, Staff has recommended the adoption of the 2012 International Property Maintenance Code (IPMC) as a means of streamlining standards for property maintenance throughout the City. The following are answers to questions posed to Staff at the May 26, 2015 Council Work Session.

Q: How do we adopt future updates to the IPMC?

A: Adoption of updates to the IPMC can be adopted via an adopting ordinance that includes language detailing the specific changes that vary from the previous version of the ordinance.

Q: Would we have the opportunity to participate in future updates/revisions of the IPMC?

A: IPMC is published by the International Code Council (ICC). ICC offers membership to individuals, as well as a variety of organization types, including government agencies. Governments with populations of up to 50,000 can become ICC members for \$135 per year. Membership includes access to various training opportunities, publications, as well as seats for 4-12 voting representatives. Voting representatives must be employees of the government agency and be involved in the day-to-day administration of ICC codes.

Q: How does the IPMC fit within the context of our interior apartment inspection program?

A: The IPMC would supplement the interior apartment inspection program. The IPMC would not replace the ordinance governing the interior apartment inspection program.

Q: Does the IPMC include provisions that require tenants to notify their landlord of any deficiencies in the functionality of mechanical (i.e. heating and air conditioning) equipment?

A: No. The IPMC is not intended to interject the City into disputes between tenants and landlords.

Q: How does the IPMC impact our pending Nuisance Abatement Ordinance?

A: The IPMC would supplement the Nuisance Abatement Ordinance, if adopted.

Q: Which cities/counties within Georgia have adopted the IPMC?

A: Columbus/Muscogee County, Dunwoody, Liberty County, Lowndes County, Milton, Thomasville, Valdosta

If any additional questions come to mind, please let me know and Staff will address them.