

## MEMORANDUM

---

September 17, 2013

TO: Property Maintenance Code Advisory Group

FROM: Ken Gibb, Community Development Director



RE: September 24 meeting packet

The September 24 meeting of the Property Maintenance Code Advisory Group will continue presentation and discussion of the provisions and standards contained in the International Code Council's 2012 International Property Maintenance Code (IPMC). During your September 10 meeting IPMC Chapters 3, 5 and 6 were covered; on September 24 staff will provide an overview of Chapters 7, 4 and 1 in preparation for future discussions about local Code implementation protocols.

Please mark your calendars for Advisory Group meetings on Tuesday, October 29 and Tuesday, November 12, both beginning at 4:00 p.m. with meeting locations yet to be determined. We are working to identify other dates that will work for most of you prior to October 29 so we can be sure we're set for a sixth and if necessary, a seventh meeting.

**CITY OF CORVALLIS  
PROPERTY MAINTENANCE CODE ADVISORY GROUP  
MEETING AGENDA**

---

4:00 p.m.

Tuesday, September 24, 2013

Madison Avenue Meeting Room

500 SW Madison Avenue

- I. Visitor comments (up to 10 minutes)
- II. Review September 10, 2013 meeting notes
- III. Overview of International Property Maintenance Code standards and provisions (continued)
- IV. Other business/next steps
- V. Adjourn

**City of Corvallis**  
**Property Maintenance Code Advisory Group**  
**Notes for the meeting of September 10, 2013**

Meeting time: 4:00 p.m. Location: Madison Avenue Meeting Room, 500 SW Madison Avenue

---

Members present: Amy Harding, Charlyn Ellis, Jerry Duerksen, Karen Levy Keon, Kari King, Ken Gibb  
Members absent: Allie Bircher, Rachel Ulrich  
Staff present: Bob Loewen, Chris Westfall, Kent Weiss

- I. Visitor comments – None, but a question regarding where copies of the International Code Council’s 2012 International Property Maintenance Code (IPMC) are available. Staff explained that the copyrighted IPMC is available from the International Code Council, and from online sellers of published materials.
- II. Review August 27, 2013 meeting notes – Meeting notes were accepted as submitted.
- III. Overview of IPMC standards and provisions – Chair Gibb explained that staff will provide an overview of the IPMC over the course of two Advisory Group meetings. The overview will focus on portions of each chapter of the IPMC, and members are invited to ask questions. Questions that cannot be addressed quickly will be noted by staff so that they can be considered comprehensively later in the IPMC review process. He asked Advisory Group members to record questions and areas of interest for prioritization in advance of upcoming discussions about IPMC implementation protocols.

Code Enforcement Supervisor Westfall reviewed a matrix highlighting areas of current City of Corvallis code coverage and gaps relative to the IPMC. He then provided an overview of the IPMC standards found in Chapter 3 (General Requirements), Chapter 5 (Plumbing Facilities and Fixture Requirements), and Chapter 6 (Mechanical and Electrical Requirements). Westfall’s overview included explanations of many of the provisions, their intent, and the rationale for their inclusion. Several questions were asked and answered over the course of the presentation; several others, along with concerns about specific IPMC content, were raised with the understanding that further discussion will occur during future Advisory Group meetings. Questions and points raised for future consideration included:

- How will responsibility for the condition and repairs required for fences be determined and enforced?
- What standards will be used to evaluate the condition and need to address a building’s exterior paint?
- What assurances are there that current interpretations of Property Maintenance Code standards, and staff’s explanations of its intended approaches to enforcement, will be continued into the future as new staff take over implementation and enforcement responsibilities?
- Why should the City and its Property Maintenance Code be concerned about the condition of interior, non-load bearing walls (paint, plaster) in owner-occupied homes?
- Should indoor furniture being used and left outdoors be considered rubbish, and treated as such under the City’s Property Maintenance Code?
- Will the Code have provisions to allow residents to compost?

- Why should the owner/landlord of a rental property be required to contract for garbage/rubbish removal? Can't that be required of a tenant through a property lease?
- Will the Code stipulate a required frequency of garbage/rubbish removal?
- If a tenant causes a pest infestation but does not address it before moving out, what redress does the property owner/landlord have?
- Is it practical/realistic to expect that there will be no pests (e.g., fleas) in outdoor areas of a property?
- Why should the Code be concerned with whether bathrooms/water closets have doors that lock?

IV. Other business/next steps – The September 24 meeting of the PMC Advisory Group will continue discussion of the IPMC beginning with Chapter 7, then Chapter 4, and concluding with Chapter 1. Chair Gibb reminded Advisory Group members to continue recording their PMC questions and areas of interest for future discussion.

V. Adjourn – The meeting was adjourned at 6:05 p.m.