File #: ID 19-0302, **Version:** 1

Ordinance Amending the Greensboro Code of Ordinances Chapter 11 Housing Code to Add Good Repair for Non-Residential Buildings and Structures

Council Priority: 3) Promote Public Safety & Reduce Crime

Department: Neighborhood Development
Council District: All

Public Hearing: Yes
Advertising Date/By: June 6 and June 13, 2019/ City Clerk

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PURPOSE:
City Council is requested to hold a public hearing and consider adoption of an amendment to Chapter 11 - Housing Code; Article II - Administration and Enforcement; Division 2 - Non-Residential Building and Structures of the City's Code of Ordinances to add the proposed Section 11-45 Good Repair relating to nonresidential buildings or structures that fail to meet minimum standards of maintenance, sanitation and safety.

BACKGROUND:
The proposed Good Repair ordinance would adopt the International Property Maintenance Code, as amended within the City's code, to provide minimum standards for maintenance, sanitation, and safety for non-residential buildings or structures located within the City limits. The ordinance also outlines the investigation and enforcement process to bring non-residential buildings or structures into compliance. The Neighborhood Development Department would be responsible for exercising the powers prescribed in the ordinance.

A webpage on the City's website was created to inform the public and to receive comments on the draft ordinance. A public information session was held on May 15, 2019 and stakeholder meetings were held on June 5, 2019, June 6, 2019 and July 1, 2019.

Staff recommends the adoption of Section 11-45 Good Repair ordinance as an amendment to Chapter 11 - Housing Code of the City's Code of Ordinances and also amendments to Sections 11-56 and 11-57 regarding clarifications and changes to the International Property Maintenance Code.

BUDGET IMPACT:
Neighborhood Development will pilot the program using existing staff resources and determine if there are any additional needs based on the volume of cases.

RECOMMENDATION / ACTION REQUESTED:
City Council is requested to adopt an amendment to Chapter 11 - Housing Code; Article II - Administration and Enforcement; Division 2 - Non-Residential Building and Structures of the City's Code of Ordinances to add the proposed Section 11-45 Good Repair ordinance relating to nonresidential buildings or structures that fail to meet minimum standards of maintenance, sanitation and safety and to amend Section 11-56 International Property Maintenance Code and Section 11-57 Amendments to the International Property Maintenance Code.