

# Code Enforcement: Non-Residential Property Enforcement

GREAT NEIGHBORHOODS COMMITTEE



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## Briefing Objectives

- ▶ City Council Referral – Great Neighborhoods Committee
- ▶ Non-residential Property Enforcement
  - Ordinances
  - Collaboration with CMPD
  - Non-Residential Building Code

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# Committee Referral

- ▶ Consider how to address opportunities, challenges, and consequences in conducting nuisance abatement with consideration of mitigating any potential housing displacement
- ▶ September 16<sup>th</sup>: Committee discussed the elements of the Committee referral. Next Steps Identified:
  - *Non-Residential Property Enforcement including review of the Non-Residential Building Code*

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## Non-Residential Property Enforcement

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# Non-Residential Property Enforcement

Routine collaboration occurs between Code Enforcement and CMPD

Code Enforcement	CMPD
<p><b><u>CONDITION / USE OF PROPERTY</u></b></p> <ul style="list-style-type: none"> <li>• Non-Residential Building Code                             <ul style="list-style-type: none"> <li>○ Building structure must meet minimum standards</li> </ul> </li> <li>• Health &amp; Sanitation Ordinance                             <ul style="list-style-type: none"> <li>○ Cleanliness of property (litter, bulky items, weeds &amp; grass)</li> </ul> </li> <li>• Zoning Ordinance                             <ul style="list-style-type: none"> <li>○ Use of property</li> <li>○ Dumpster screening</li> <li>○ Signs</li> </ul> </li> <li>• Boarded-up Structures</li> <li>• Noise Ordinance</li> </ul>	<p><b><u>PEOPLE/ACTIVITIES ON PROPERTY</u></b></p> <ul style="list-style-type: none"> <li>• Loitering, criminal trespass (squatters)</li> <li>• Other crimes such as drugs, prostitution, etc.</li> <li>• Persistent activities may elevate to Nuisance Enforcement Strategy Team (NEST) designation                             <ul style="list-style-type: none"> <li>○ Heightened monitoring and enforcement</li> <li>○ Collaboration across City departments</li> </ul> </li> <li>• Noise Ordinance</li> </ul>

# Health & Sanitation Ordinance

- ▶ Promotes, protects and preserves the health, safety and general welfare of residents
- ▶ Applies to any property within the city limits
- ▶ Reviewed in 2017, updates went into effect in 2018
- ▶ Fines start at \$150.00
- ▶ Repeat offenders
  - 4 or more violations in the calendar year
  - Escalating fines (\$150, \$250 & \$500)

Fiscal Year	New Cases
2020	47,613
2019	53,255
2018	44,482



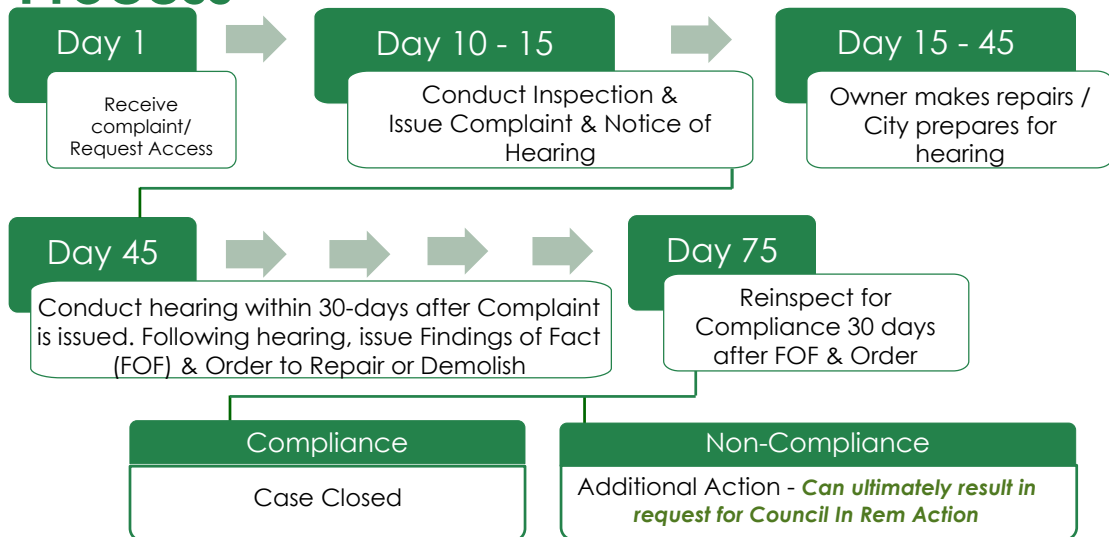
# Non-Residential Building Code

- ▶ Adopted by Council in 2009; **implemented in 2011**
- ▶ Enforces minimum standards for **commercial buildings**
- ▶ Ensures safe and sanitary **commercial structures**
- ▶ Inspections occur as a result of a citizen complaint, public agency referral or field observations
- ▶ Enforcement mirrors Minimum Housing Code
- ▶ City Council has the authority to order a structure repaired or demolished

Fiscal Year	New Cases
2020	56
2019	84
2018	74

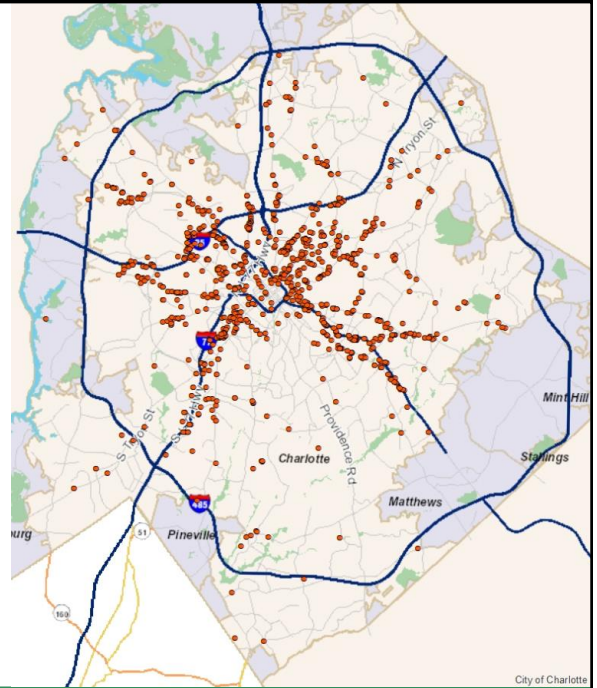


# Non-Residential Building Code (NRBC) Process



## NRBC Data

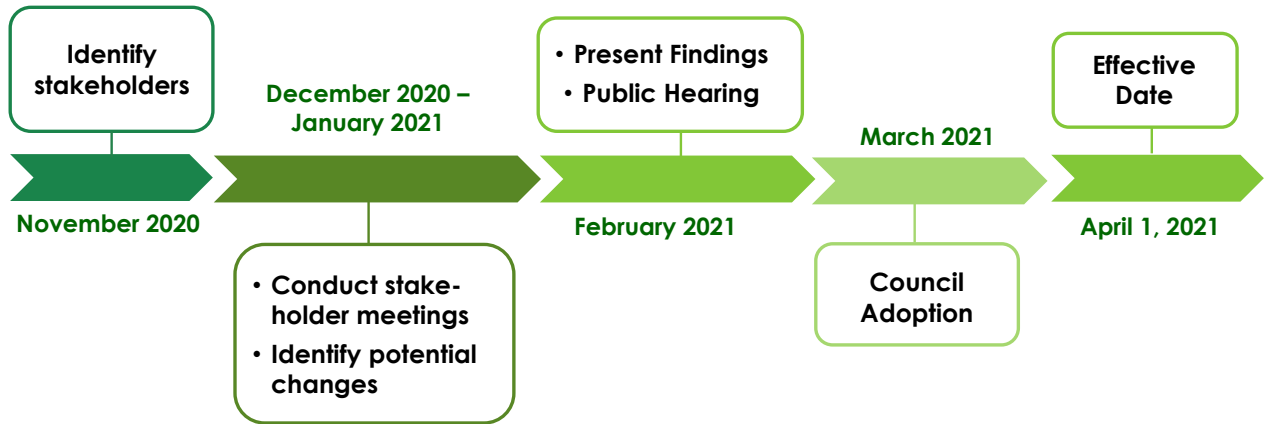
- Ordinance is enforced within the city limits
- Since 2011, Code Enforcement has worked with property owners to bring 1,375 structures into compliance. Most of these occurred in 2011, when the NRBC was initially implemented
- Since 2011, 22 structures have been demolished
- Since 2012, compliances average ~70 per year



## Potential Changes to the NRBC

- ▶ Ordinance Update
  - Increase civil penalties (currently \$500 first day / \$50 per day thereafter)
  - Add penalty for failure to keep a building or structure secure and nuisance free

# NRBC Ordinance Review Timeline



## Next Steps

- ▶ Begin NRBC review process
- ▶ Present findings to Committee for consideration
- ▶ Request adoption by full Council

# Questions