



Amending Ordinance Chapter 3 Building Regulations

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City Manager

City Council Meeting

September 19, 2023

Summary

- Question

- Whether or not the council wants to amend Ordinance Chapter 3 Building Regulations; Article 3.02 - Technical and Construction Codes and Standards; Sec. 3.02.054 - Property Maintenance Code and Sec. 3.02.055 - Appeals and Variances to Technical and Construction Codes.

- Options

- Approve the request
- Approve a variation of the request
- Deny

- Declaration

- The City Council's Discretion

Purpose

- To add to Sec. 3.02.054 - Property Maintenance Code
 - *Section 301, adding section 310 Offenses and Nuisances. Any multi-family residential and nonresidential complex, to include apartments, hotels, motels, suites, inns, rooming or boarding houses where the Police Department has responded to 60 or more emergency calls in a span of three months will be required to have a licensed Police Officer on duty seven days of the week, during the hours of 8 PM and 6 AM for a period of one year. The Police Officer must be actively patrolling on foot, bicycle or in a vehicle during this time. If, in the last three months of that one-year period the complex is still illustrating 60 or more emergency calls, the complex must continue to keep a Licensed Police Officer on duty for an additional year. This will continue until the last three months of that one-year period has less than 60 emergency calls.*
- To add to Sec. 3.02.055 - Appeals and Variances to Technical and Construction Codes
 - Any appeal denied by the City Manager may be heard and overturned by the governing body.

Background

- City Council on October 18, 2022, Adopted the property maintenance code.
- The Council wanted to see accountability with deteriorating structures.
- However the number of police and fire response calls to these multicomplexes has gone up, placing a burden on our resources

Background

- The property Maintenance code addresses
 - Light, Ventilation and Occupancy Limitations
 - le. Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with not less than a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, interior and exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with not less than 1 footcandle (11 lux) at floors, landings and treads.
 - Plumbing Facilities and Fixture Requirements
 - le. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

Background

- The property Maintenance code addresses
 - Mechanical and Electrical Requirements
 - Ie. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.
 - Fire Safety Requirements
 - Ie Fire protection and life safety systems shall be maintained in accordance with the International Fire Code in an operative condition at all times, and shall be replaced or repaired where defective
 - Pest infestation
 - Ie. Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

Fiscal Impact

- N/A

Number of police response to calls in the last 6 months

Month	Vista	Finley	Barcelona	Valencia
March	99	13	4	5
April	111	17	8	6
May	132	6	10	11
June	123	9	7	10
July	142	20	13	11
Aug	122	17	8	10

Recommendation

- City Council's Discretion