

CITY OF LYNDEN

EXECUTIVE SUMMARY – Community Development Committee



CDC Meeting Date:	October 21, 2020	
Name of Agenda Item:	Building Code Enforcement	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:	<input type="checkbox"/> Staff revisions <input type="checkbox"/> Return to CDC <input type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Planning Commission <input type="checkbox"/> Other Committees <input type="checkbox"/> Other: _____
	Legal Review: <input type="checkbox"/> Completed <input type="checkbox"/> Recommended <input checked="" type="checkbox"/> Not Required	
Attachments:		
Summary Statement:		
<p>Staff is seeking Council guidance on the enforcement of the building code. Specifically, construction without a permit.</p> <p>Ideally, the public is aware that securing a permit and the associated inspections can ensure that their contractor is creating a safe structure and following the building code. And, that failure to secure a building permit can result in structural problems for the owner or future owners of the property. Or, may frustrate a sale of the property in the future if a home owner cannot demonstrate that construction was permitted.</p> <p>However, enforcement can be a time-consuming task for City staff. Additionally, homeowners are typically not happy to be cited for a violation and may contact Council members as a result.</p> <p>Some discussion points on this topic may include:</p> <ul style="list-style-type: none"> • Proactive enforcement. When to proactively seek enforcement of the building code: primary structures vs. primary structures. Sheds and fences. • How to respond to violations: warning letters, site visits, violation letters, fines, clouding of the title. • Reactive enforcement - responding to complaints. 		
Recommended Action:		
Guidance from the Committee to the Building Official and Planning Staff regarding this issue.		