

Esteemed City Council,

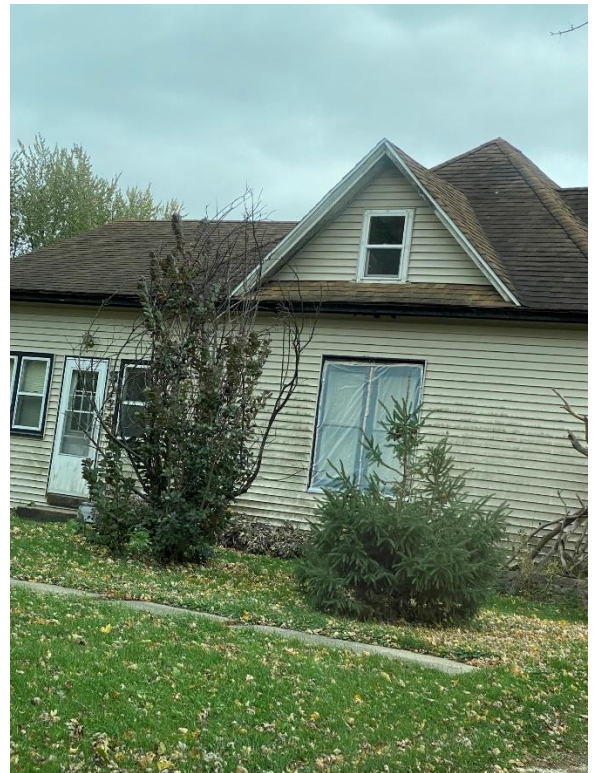
Per discussions by the Planning and Zoning Commission I, David Kral, am recommending the following code addition which would specify usage of “Utility tarps” in Chapter 25 Housing Maintenance and Occupancy Code:

25-34 Exterior Structure

A~~~W

X. Utility Tarps. A utility tarp or similar plastic membrane may be used as a roof covering for no more than 90 days. Use of a utility tarp to cover a porch, carport, doorway, garage, or window is prohibited. Utility tarp or similar plastic membrane used as outdoor storage coverage in the front yard is prohibited.





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The purpose of this code would be to detract from continuous blight, dilapidated appearance, and structural safety of homes. We just recently accepted a property on 8th ave SW that had its roof tarped for multiple years leading to water damage that has effectively ruined the home and now requires demolition.

This code wouldn't apply to products designed with a tarp or similar type material built into the designed purpose such as a carport with a canvas top, domed canvas storage building, or patio awning shades.

Examples of other towns code involving utility tarps:

EXAMPLE 1(this is part of this cities outdoor storage code):

308.6 Height limitations: Materials stored outdoors on residentially zoned properties shall be neatly stacked and not exceed a height of six feet (6'). **Tarps** may not be utilized for cover outdoor storage.

308.7 Firewood: Firewood must be split, neatly stacked, and intended for use on the premises on which it is stored. **Tarps** may be used to cover firewood.

308.8 Membrane structures: Membrane structures are considered outdoor storage, and subject to the location restrictions in section 308.3. Such structures shall not exceed two hundred (200) square feet in area. Membrane structures shall be immediately removed or repaired in the event of disrepair or in the event of damage caused by weather, fire, collision, accident, or other forms of damage. **Tarps** and makeshift covers are prohibited for this use





EXAMPLE 2 (this is an amendment to the IPMC in this cities code):

304.7.1 Roof repair. The use of tarps or other temporary roof repair measures may be put in place for a maximum of 90 days before permanent repairs must be made, unless an extension is granted by the Director of Development and Planning Services.

- a. The extension must be applied for and granted prior to the 90-day deadline
- b. Each extension is valid for up to 90 days
- c. Each application for extension must be accompanied by a schedule for compliance and explanation for the extension

EXAMPLE 3 (this is part of this cities nuisance code):

13) To board up or cover with tarps any portion of a structure unless done temporarily because of fire or weather-related emergency or while completing work pursuant to a valid city permit.

-David Kral
Building Official/Zoning Administrator



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