



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 10/10/05
Agenda Item Type: Ordinance

Communication No.: 05-553
Roll Call No.:

Submitted by: Larry Hulse, Director Community Development

SUBJECT—

Changes to Chapter #60 Article #1 Neighborhood Inspections Rental Code.

SYNOPSIS—

A number of changes are recommended to the Neighborhood Rental Inspections Code. The three most significant changes are:

- 1) The internal numbering references in the Chapter are being changed.
- 2) Sec 60-132 Fire exits and Fire Protection has been changed at the request of the Fire Department with the addition of (j) 1-3 “prohibiting charcoal burners and open flame cooking devices, which produce ashes or embers shall not be operated on combustible balconies or within 10 feet of combustible construction with the exception of 1) one and two family dwellings or 2) where buildings and decks are protected by an automatic sprinkler system or 3) the cooking device is an LP gas burner connected to (one) 20 pound gas container,
- 3) Changes to Sec. 60-86 (6) Actions to Enjoin and to Collect Costs and Sec. 60-88 Collection of Costs to permit the City to assess the costs of rental inspections by assessment when the property owner has failed to pay those costs and has been given proper notice. Sec. 60-101 (7) permits an appeal to the assessment process to the housing Appeals Board.
- 4) In addition to these changes, a number of wording changes have been made in an attempt to clarify a number of points for landlords. The proposed code is attached and the underlined portions indicate the changes.

FISCAL IMPACT—

Change #3 will increase collections for rental housing costs and therefore have a positive impact on the budget. The other changes will have no fiscal impact.

RECOMMENDATION—

Approval

BACKGROUND—

- 1) When Chapter #26 was changed to Chapter #60 the internal code references in the document were not changed; this corrects the numbering in the document.
- 2) Sec. 60-132 (6) is an addition prohibiting charcoal burners at rental locations with the above listed exceptions. This change is being made at the request of the Fire Department to comply with changes in fire safety regulations.
- 3) Sec. 60-86 (6) and 60-88 (a) permits the City to assess costs for rental inspections pursuant to the changes in Iowa Code during the last legislative session.
- 4) In addition to these changes, a number of wording changes have been made to the ordinance in an attempt to make the intent clearer for landlords. A copy of the ordinance with all additions and changes underlined is attached.