

Outline for Code Enforcement Discussion with Council 6/16/15

Questions?

1. What is the overall intent of code enforcement and what are the guiding principles?
2. What is the current scope of work/duties in the code enforcement office as well as resource levels?
3. What are the current compliance tools and processes?
4. What is the current activity and frequency levels?
5. What are the proposed recommendations for scope or work/duties?
6. What are the proposed compliance tools or changes to existing tools?

Answers/Recommendations

1. Overall intent of code enforcement philosophy
 - i. Protect public health, safety and welfare
 - ii. Preserve the high quality building stock and quality of life
- a. Priority for code enforcement
 - i. Incidents that present an imminent danger
 - ii. Time sensitive incidents
 - iii. Health and safety incidents
2. Current Scope
 - o Enforcement of codes including the Land Development Code, the International Property Maintenance Code, the Hudson Codified Ordinances and the Ohio Revised Code, as necessary.
 - o Oil and gas inspections
 - o Drainage issues, private
 - o Leaf pick-up issues (leaves in the ROW)
 - o Sidewalk snow removal
 - o Building code issues
 - o Animal infestations
 - o Temporary signs
 - o Inspections of permitted projects (pictures of finished houses, installation of fences, etc)
 - o Residential ROW inspections (culverts and driveways)
 - o Dead or damaged trees on private property that may fall into the street or on adjacent property
3. Current Compliance tools and processes
 - Tools
 - a. Land Development Code
 - b. Codified Ordinances
 - c. IPMC
 - Typical process
 - a. Voluntary compliance via personal contact with property owner.
 - b. Written warning and follow up inspection.
 - c. Citation to Summit County Court
 - d. Section 1442 of Hudson's codified ordinances
 - i. Includes language on civil citation process with limited success
 - ii. Includes nuisance abatement board
 - iii. Appeals to Bzba
 - iv. Prosecution in Stow Municipal Court

4. Current Code Compliance Activity Level for 2013

COMPLAINTS/INVESTIGATIONS

	<u>Jan</u>	<u>Feb</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Total</u>	<u>Percent</u>
Parking of Trucks, RV's, Mobile Homes, Cars	9	7	14	10	16	18	15	21	25	21	17	12	185	12
Boca Property Maintenance Codes	7	9	11	9	11	16	28	24	19	17	27	19	197	13
ROW Driveway Inspections	2	4	2	7	14	25	35	19	16	19	12	7	162	10
Signs in Right of Way	19	26	35	47	59	48	67	59	48	38	29	21	496	32
Water Surface and Drainage Problems	2	3	2	4	9	13	18	16	9	11	6	14	107	7
Soil Erosion Control - Silt Fencing	4	6	12	16	14	19	13	19	12	15	9	12	151	10
Weeds/High Grass	0	0	0	0	19	21	19	14	18	16	4	0	111	7
Stop Work Order Issued	1	1	2	1	1	1	1	1	1	2	1	0	13	0
Municipal Civil Infractions Citation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Complaints filed in Cuyahoga Falls Municipal Court	0	0	0	0	0	0	0	0	0	0	1	1	2	0
New Construction/Accessory Structures Inspected	7	5	8	7	9	7	9	18	14	23	14	9	130	8
<u>Code Total</u>	51	61	86	101	152	168	205	191	162	162	120	95	1554	99
Total Field Hours	288	219	281	307	233.5	285	294.5	319.5	300.25	222	262.25	247.5	3259.5	

5. Proposed recommendations for redirection on current code enforcement scope of work/duties

- a. Removal of the following assignments:
 - i. Oil and gas inspections
 - ii. Private property drainage (storm water) issues
 - iii. Leaf pick up and removal
 - iv. Building code issues
 - v. Residential ROW inspections (culverts and driveways)
 - vi. Dead or damaged trees on private property that may fall into street or adjacent property
- b. Discussion of the following assignments:
 - vii. Sidewalk snow removal
 - viii. Animal infestations
 - ix. Temporary signs

6. Proposed changes to compliance tools

- a. Streamline nuisance and demolition process through update to 1442
- b. Eliminate nuisance abatement board; appeals via administration and/or BZBA
- c. Re-establish use of civil penalty provisions of current code language

Discussion topics:

- Additional regulations of property and building maintenance
- Point of Sale
- Registration of contractors
- Certificate of rental occupancy
- Demolition and demolition by neglect
- Public education program before implementing changes