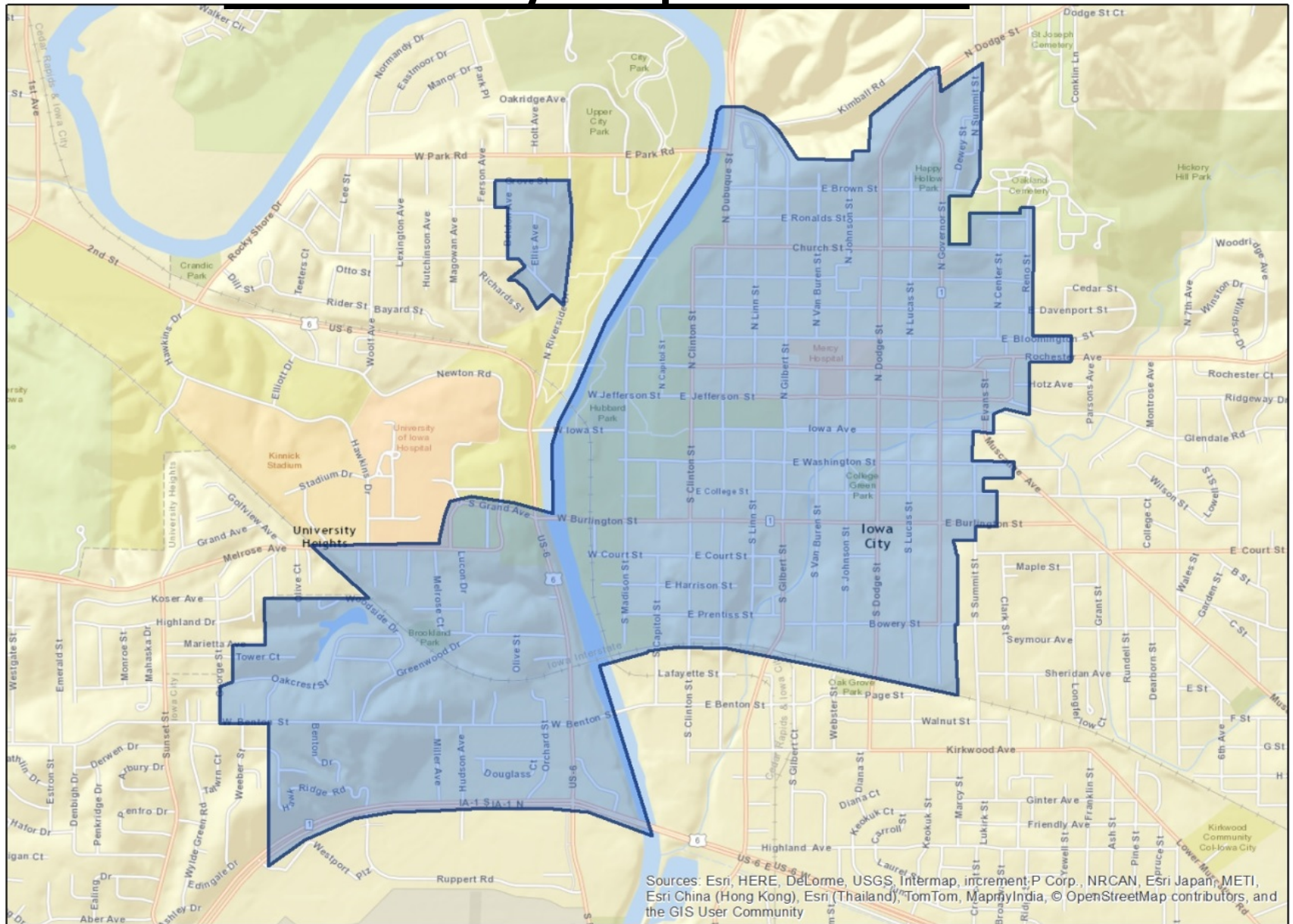


Housing Code Changes Discussion

August 18, 2015

Iowa City Council Work Session

University Impact Area





- The Iowa City Housing Code applies to both owner-occupied and rental residential properties.
- Currently the Housing Code exempts owner-occupied properties from the requirement of systematic code inspections and are only inspected on a 'complaint' basis.
- The proposed 'stepped up' code inspection program is designed to systematically focus equally on **all** properties located in the University Impacted neighborhoods.

Program Changes: Communication

- Create March and August listening post events for College Hill, Northside, and Goosetown neighborhoods.
- Expand the use of Iowa City's 'Nextdoor' neighborhood web-site to create additional information opportunities.

Program Changes: Increased Emphasis

- During the regular systematic inspection of rental properties in the University impacted areas Rental Inspection staff will place greater emphasis on verifying the condition of public sidewalks and require repairs as needed.
- Increase the enforcement of off street parking regulations (e.g. parking on grass, etc.). As many of these parking/vehicle storage violations happen outside of the typical work week, Iowa City Police Department Community Service officers will be asked to document off street parking violations using the ICgovXpress mobile application. Housing Inspection staff will follow up with enforcement.
- Consider the suspension of rental permits for up to 6 months when rental property/units are found to be over-occupied.



Increase emphasis on sidewalk conditions.



Program Changes: Documentation & Follow-up

- Conduct a walking survey concerning exterior conditions in the University impacted neighborhood areas.
- Conduct monthly Nuisance Code inspections in the University impacted neighborhoods.

Exterior Conditions, Nuisance Inspections





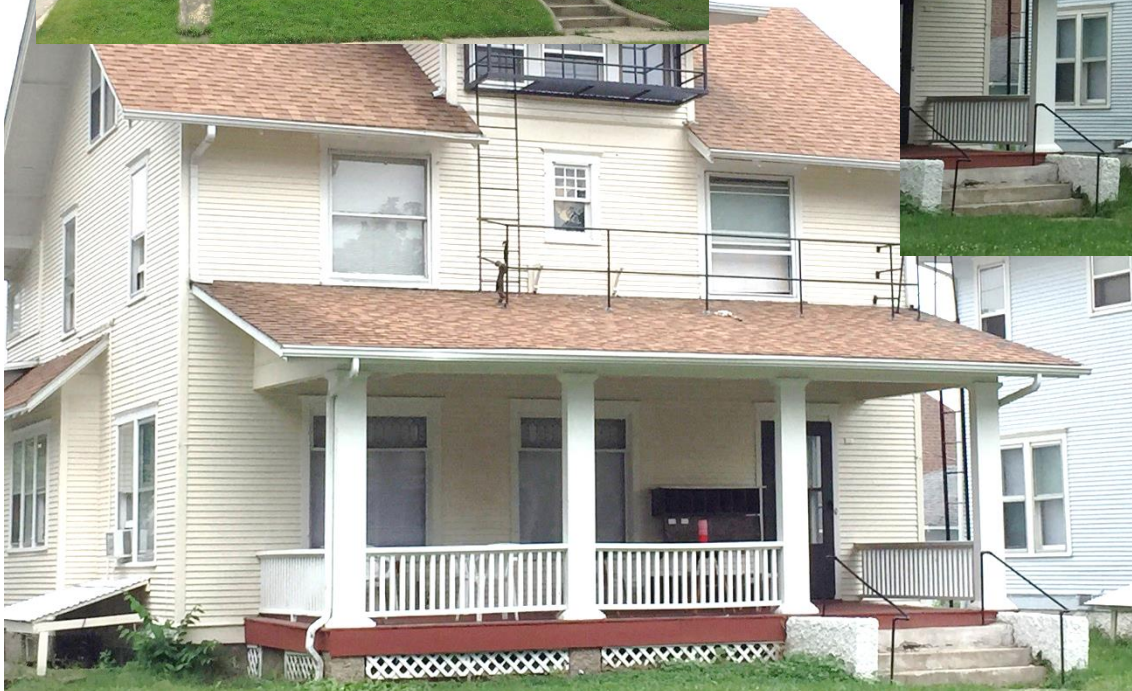
Proposed Housing Code Amendments

- All exterior painted surfaces would be required to be properly prepped to allow for paint to adhere, and would be required to be painted in a uniform, color consistent, and complete fashion.
- In historic and conservation districts bare treated lumber would not be an approved finish for wood surfaces visible from the street.

Not uniform, color consistent, complete.



Acceptable Painting



These paint jobs would also be allowed.



Painted surface not prepped, paint not complete.



Bare treated wood not be allowed in Historic & Conservation Districts.



Siding not being maintained





Proposed Housing Code Amendments

- Porches and decks less than 5' off grade, visible from the right of way, in historic and conservation districts, would be required to have under porch and under deck screening.
- All dumpsters/ recycling facilities located on existing multi-family dwelling sites would be required to be screened with materials that are complementary to the dwelling and as approved by the City.
- The storage of landscaping and construction material would not be permitted in areas visible from the street facing right of way.

Under porch screening



Dumpsters in enclosures to control trash and debris in neighborhoods.



Proposed Housing Code Amendments

- Fences, screening, and retaining walls would be required to be maintained in a safe & structurally sound manner.
- Regulate the storage and use of furniture on surfaces 30" above grade without guardrails.

Retaining walls need to be maintained in a safe & structurally sound fashion.



No furniture allowed on roofs.

